

20220719000284490
07/19/2022 02:00:40 PM
DEEDS 1/4

This Instrument Prepared By:
Kyle England, Esq.
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Thirty-Seven Thousand Five Hundred And No/100 DOLLARS (\$237,500.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. **Jennifer Cargill, a married woman joined by their non-titled spouse Darrin Cargill** (herein referred to as GRANTOR), do/does hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR L, L.P., a Delaware Limited Partnership** (herein referred to as GRANTEE), Grantee('s) heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 173, ACCORDING TO THE AMENDED MAP OF OLD IVY SUBDIVISION PHASE I, BEING A RESURVEY OF PORTIONS OF LOTS 22-32, TRACT FIFTY ONE SUBDIVISION, PARCEL "B", AS RECORDED IN MAP BOOK 11, PAGE 26, AS SAID AMENDED MAP IS RECORDED IN DOCUMENT NUMBER 20051026000557920, AND MAP BOOK 36, PAGE 5-A AND PAGE 5-B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN/Parcel ID: 28 6 14 0 000 003.026

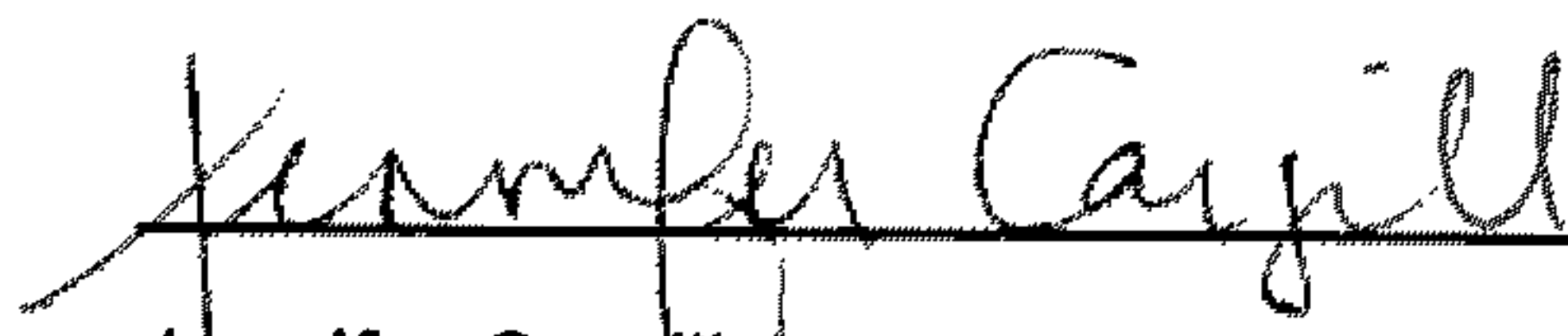
Also known by street and number as: 224 Ivy Hills Circle, Calera, AL 35040

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR do/does covenant with the said GRANTEE, Grantee('s') heirs and assigns, that GRANTEE} is/are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTOR has/have a good right to sell and convey the same to the said GRANTEE, Grantee('s') heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, Grantee('s') heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantor(s) have hereunto set the hands and seals below, this 16th day of July, 2022.


Jennifer Cargill


Darin Cargill, spouse

The State of Alabama

_____ County

I, _____ (name), notary public, hereby certify that Jennifer Cargill, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this _____ day of _____, A.D. 2022.

I, _____ (name), notary public, hereby certify that Darrin Cargill, spouse, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this _____ day of _____, A.D. 2022.

Notary Public

Witness my hand and official seal.

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Stanislaus

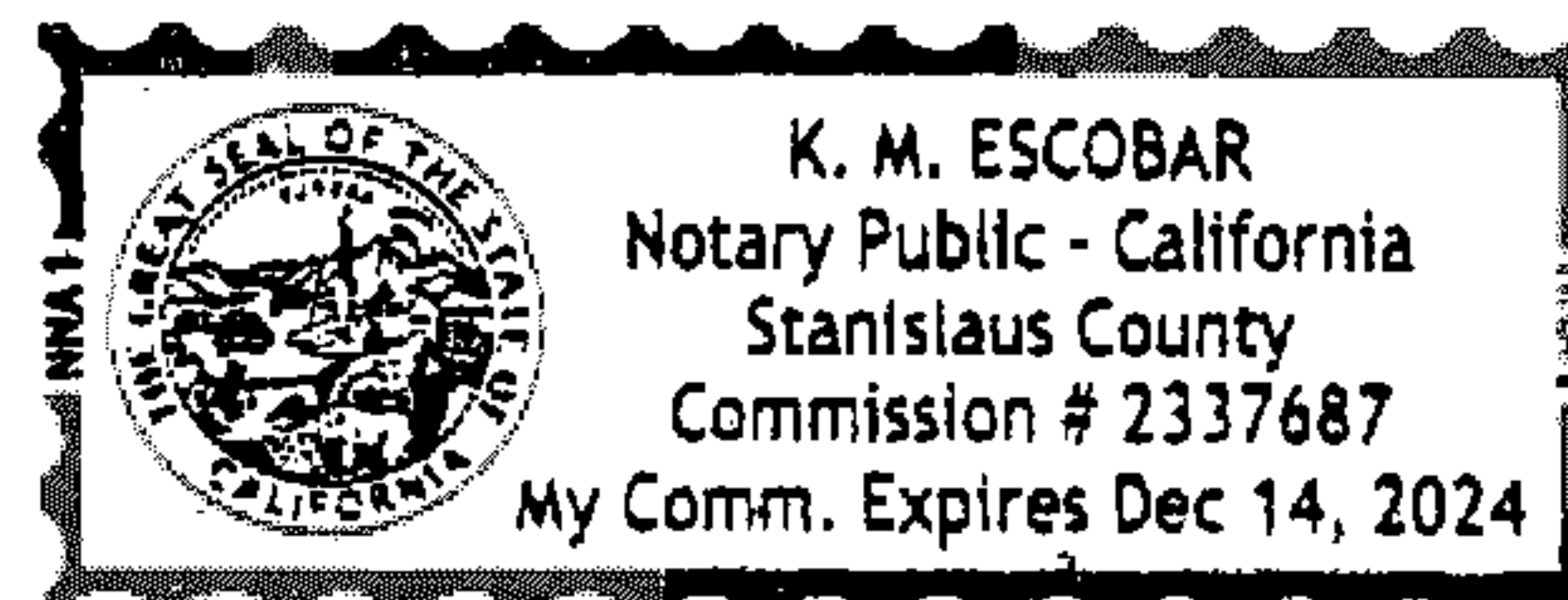
On July 16, 2022 ^{KME} before me, KM Escobar, Notary Public
(insert name and title of the officer)

personally appeared Jennifer Cargill and Darin Cargill,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature *KMEscobar* (Seal)



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Jennifer Cargill

Mailing Address: 4037 Eastgate Dr
Denair, CA 95316

Property Address: 224 Ivy Hills Circle
Calera, AL 35040

Grantee's Name: FKH SFR L, L.P., a Delaware Limited Partnership

Mailing Address: 1850 Parkway Place
Suite 900
Marietta, GA 30067

Date of Sale: July 19, 2022
Total Purchase Price: \$237,500.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

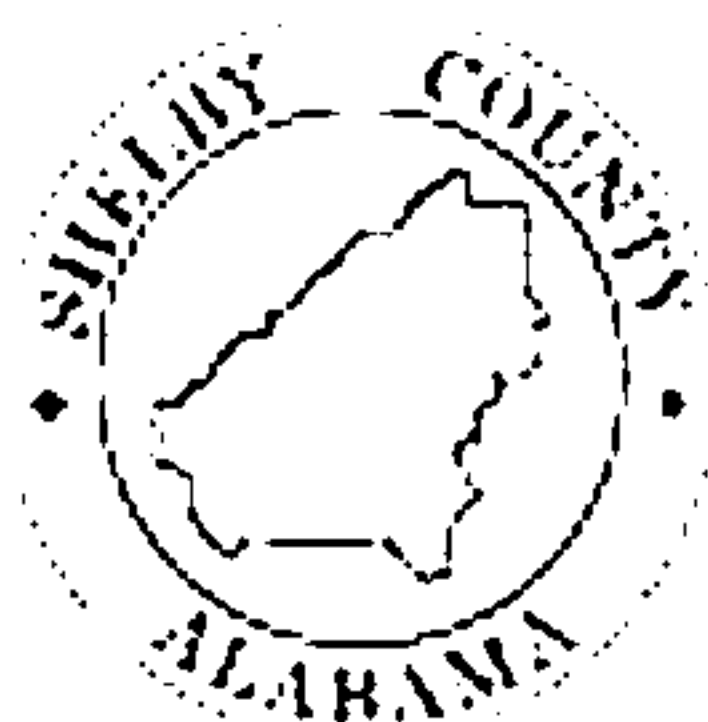
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 07/16/2022

Unattested Adrian Batista
(verified by)

Print: Jennifer Cargill

Sign: Jennifer Cargill
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/19/2022 02:00:40 PM
\$268.50 BRITTANI
20220719000284490

Allen S. Bayl