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07/22/2022 03:57:13 PM
DEEDS 1/3

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 **Four Hundred Seventy-Six Thousand Five Hundred And No/100 DOLLARS (\$476,500.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. **Jerry W. Flowers and Karen W. Flowers, as joint tenants with right of survivorship** (herein referred to as GRANTORS), 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 455 ACCORDING TO THE FINAL PLAT OF RIVERWOODS, PHASE III, FOURTH SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 89, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 606 Park Lake Circle, Helena, AL 35080
APN/Parcel ID: 13 4 17 0 005 083.000

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 GRANTORS 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 GRANTORS has/have a good right to sell and convey the same to the said GRANTEE, Grantee('s') heirs and assigns, and that GRANTORS 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 20 day of July, 2022.

Jerry W. Flowers
Jerry W. Flowers

Karen W. Flowers
Karen W. Flowers

The State of Alabama
Shelby County

I, Dylan Messimer (name), notary public, hereby certify that Jerry W. Flowers, whose name assigned 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, he executed the same voluntarily on the day the same bears date. Given under my hand this 20 day of July, A.D. 2022.

I, Dylan Messimer (name), notary public, hereby certify that Karen W. Flowers, whose name assigned 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, he executed the same voluntarily on the day the same bears date. Given under my hand this 20 day of July, A.D. 2022.

Dylan Messimer
Notary Public
Witness my hand and official seal
My Commission Expires: 3/27/2026

DYLAN MESSIMER
Notary Public, Alabama State at Large
My Commission Expires 3/27/2026

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Jerry W. Flowers and Karen W. Flowers
 Mailing Address: 606 Park Lake Circle
 Helena, AL 35080

Grantee's Name: FKH SFR L, L.P., a Delaware Limited Partnership
 Mailing Address: 1850 Parkway Place
 Suite 900
 Marietta, GA 30067

Property Address: 606 Park Lake Circle
 Helena, AL 35080

Date of Sale: July 22, 2022
 Total Purchase Price: \$476,500.00

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: 7-20-22

Print: Jerry W. Flowers
Karen W. Flowers

____ Unattested _____
 (verified by)

Sign: Jerry W. Flowers Karen W. Flowers
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
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