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08/31/2022 12:53:57 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 **Three Hundred Eighty-Three Thousand And No/100 DOLLARS (\$383,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. **Kayla Hill, an unmarried woman** (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 82, ACCORDING TO THE SURVEY OF MALLARD LANDING, PHASE I AS RECORDED IN MAP BOOK 51, PAGE 64A, 64B, 64C, 64D, 64E, AND 64F, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 1052 Flyway View Lane, Alabaster, AL 35007
APN/Parcel ID: 23 7 25 1 003 056.000

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 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 26 day of August, 2022.

Kayla Hill
Kayla Hill

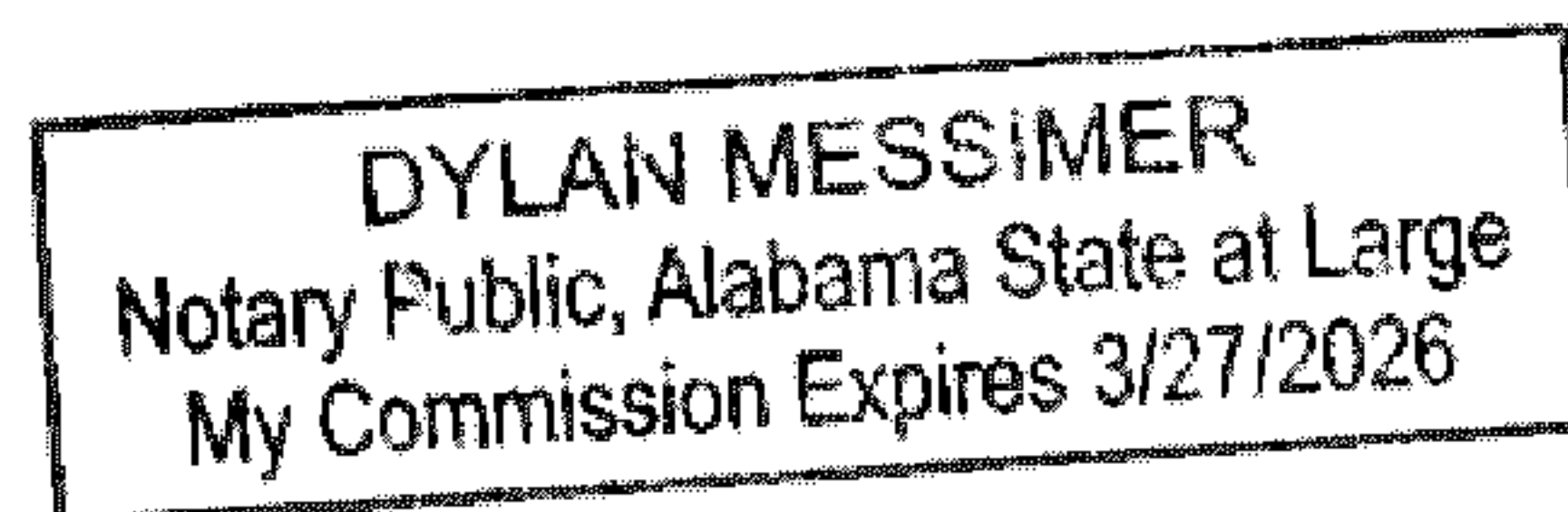
The State of Alabama

Shelby County

I, Dylan Messimer (name), notary public, hereby certify that Kayla Hill, 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, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 26 day of August, A.D. 2022.

Dylan Messimer
Notary Public

Witness my hand and official seal.
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:	Kayla Hill	Grantee's Name:	FKH SFR L, L.P., a Delaware Limited Partnership
Mailing Address:	1052 Flyway View Lane Alabaster, AL 35007	Mailing Address:	1850 Parkway Place Suite 900 Marietta, GA 30067
Property Address:	1052 Flyway View Lane Alabaster, AL 35007	Date of Sale:	August 31, 2022
		Total Purchase Price:	\$383,000.00

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 | ☐ Appraisal |
| ☒ Sales Contract | ☐ Other: _____ |
| ☐ Closing Statement | |

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.

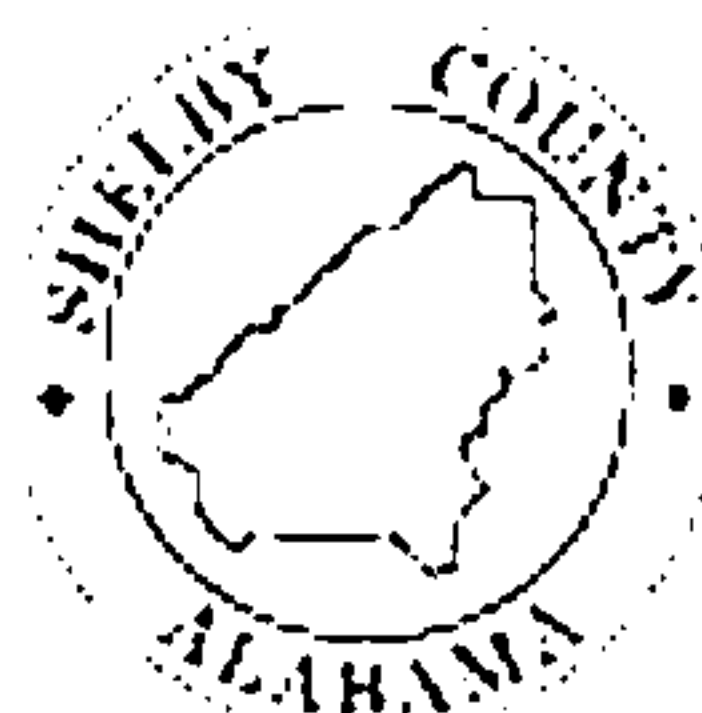
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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: 8/26/22

Unattested (signature)
(verified by)

Print: Kayla Hill
Sign: Kayla Hill
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/31/2022 12:53:57 PM
\$411.00 BRITTANI
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Ally S. Beal