

20230131000025760  
01/31/2023 01:57:28 PM  
DEEDS 1/3

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

RETURN AFTER RECORDING:  
MCLEAN SFR INVESTMENT LLC  
8615 CLIFF CAMERON DR #200  
CHARLOTTE, NC 28269

### WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Forty Thousand And No/100 DOLLARS (\$240,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **MCH SFR Property Owner 3 LLC, a Delaware Limited Liability Company** (herein referred to as GRANTOR), do/does hereby GRANT, BARGAIN, SELL and CONVEY unto **McLean SFR Investment, LLC, a Delaware Limited Liability Company** (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 55, ACCORDING TO THE MAP OF HAMPTON SQUARE, AS RECORDED IN MAP BOOK 42, PAGE 114 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Also known by street and number as: 504 Margaret Ln, Calera, AL 35040  
APN/Parcel ID: 28 5 16 2 001 057.000

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 27 day of January, 2023.

MCH SFR PROPERTY OWNER 3, LLC, a  
Delaware Limited Liability Company

BY: 

Marcos Egipciaco

Authorized Signatory

STATE OF Florida

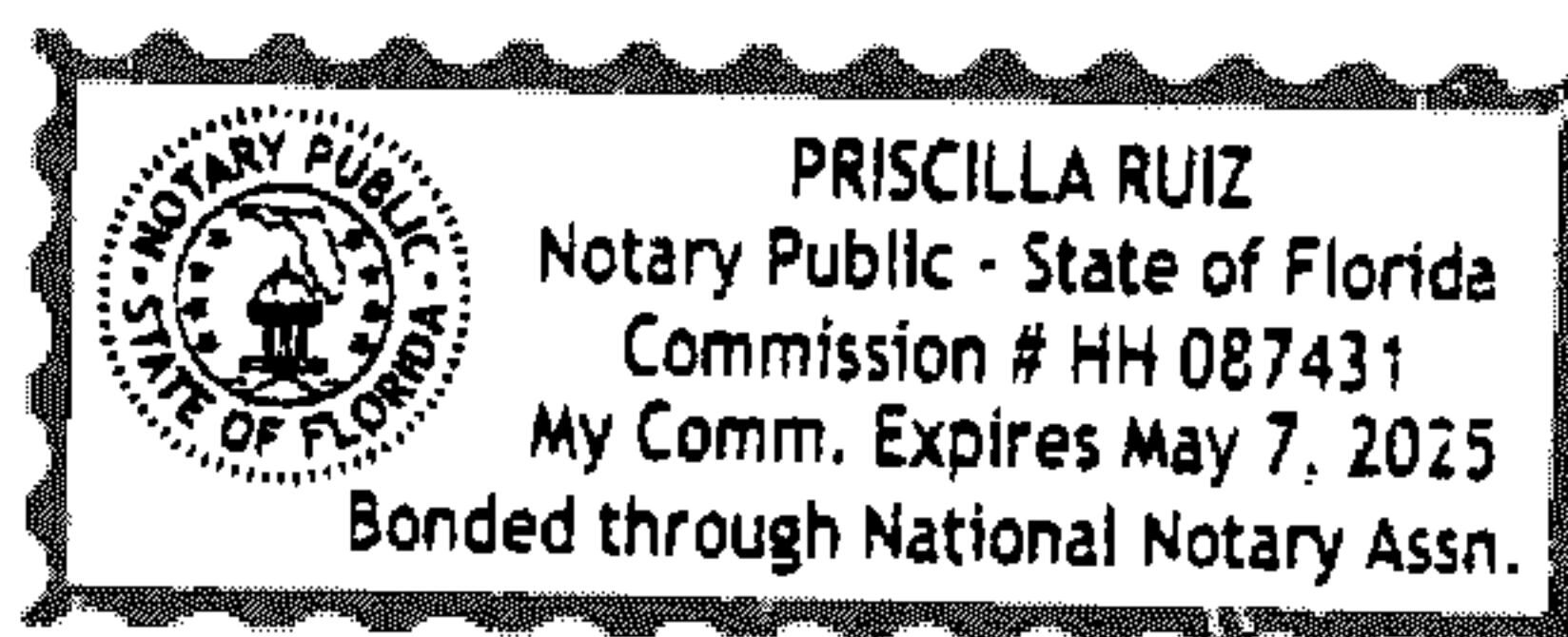
COUNTY OF Miami-Dade

I, Priscilla Ruiz, a Notary Public, do hereby certify that Marcos Egipciaco, Authorized Signatory for MCH SFR Property Owner 3 LLC, a Delaware Limited Liability Company whose name is signed to the foregoing conveyance, and who is/are 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 this 27 day of January, 2023

  
Notary Public

Witness my hand and official seal.

My Commission Expires: 5/7/25



## REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: MCH SFR Property Owner 3 LLC, a  
Delaware Limited Liability Company  
Mailing Address: 14355 Commerce Way  
Miami Lakes, FL 33016

Grantee's Name: McLean SFR Investment, LLC, a  
Delaware Limited Liability Company  
Mailing Address: 8615 Cliff Cameron Dr STE 200  
Charlotte, NC 28269

Property Address: 504 Margaret Ln  
Calera, AL 35040

Date of Sale: January 31, 2023  
Total Purchase Price: \$240,000.00

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

☒ 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: 1/31/2023 | 11:18:45 AM MST

Unattested

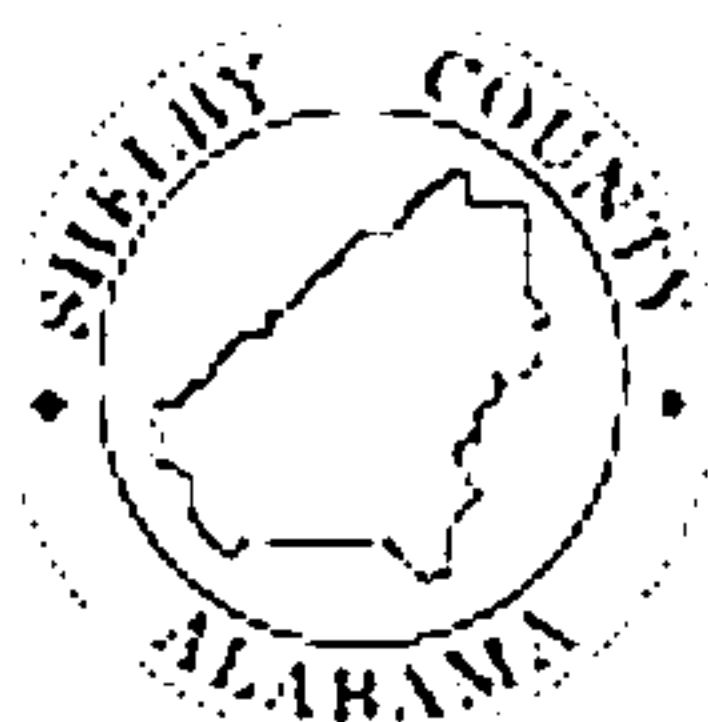
(verified by)

Print: Marcos Egipciaco

Sign:

*Marcos Egipciaco*

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/31/2023 01:57:28 PM  
\$268.00 JOANN  
20230131000025760

*Allen S. Bayl*