

This instrument was prepared by:  
Michael Reagan Reeves, Jr., Esq.  
Reagan Reeves & Associates, LLC  
1 Perimeter Park South, Suite 440S  
Birmingham, AL 35243

Send tax notice to:  
McLean SFR Investment, LLC  
8615 Cliff Cameron Drive; Suite 200  
Charlotte, NC 28269

## WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED EIGHTEEN THOUSAND AND 00/100 Dollars (\$218,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Justin Craig Wadsworth and Shelby Tanner Wadsworth, Husband and Wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **McLean SFR Investment, LLC, a Delaware limited liability company** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County**, Alabama, to-wit:

**Lot 71, according to the survey of The Enclave Phase 1, as recorded in Map Book 39, Page 1, in the Probate Office of Shelby County, Alabama.**

Property Address: 117 Enclave Avenue, Calera, AL 35040  
Parcel ID No.: 35-1-02-2-002-071.000

Subject to:

1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. \$ 0.00 of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and

defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

20230215000040210 02/15/2023 09:59:00 AM DEEDS 2/3

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 14 day of February, 2023

Justin Craig Wadsworth (SEAL)  
Justin Craig Wadsworth  
Shelby Tanner Wadsworth (SEAL)  
Shelby Tanner Wadsworth

GENERAL ACKNOWLEDGEMENT

STATE OF Alabama )  
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Justin Craig Wadsworth and Shelby Tanner Wadsworth whose name(s) ~~is~~ (are) signed to the foregoing conveyance and who ~~is~~ (are) known to me, acknowledged before me on this date, 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 and official seal this 14 day of February, 2023.

JAMES C. MARTIN  
NOTARY PUBLIC  
State of Alabama - State at Large  
My Commission Expires Feb. 24, 2025

James C. Martin  
NOTARY PUBLIC  
My Commission Expires: 02-24-2025

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Justin Craig Wadsworth and Shelby Tanner  
WadsworthMailing Address 145 Horton Drive  
Odenville, AL 35120Property Address 117 Enclave Avenue  
Calera, AL 35040Grantee's Name McLean SFR Investment, LLC  
Mailing Address 8615 Cliff Cameron Drive; Ste. 200  
Charlotte, NC 28269Date of Sale 2-14, 2023Total Purchase Price \$218,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being  
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
current use valuation, of the property as determined by the local official charged with the responsibility of  
valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of  
Alabama 1975 § 40-22-1 (h).

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 02/14/2023Print Justin Craig Wadsworth / Shelby Tanner Wadsworth☐ UnattestedSign Justin Craig Wadsworth / Shelby Tanner Wadsworth  
(Grantor/Grantee/ Owner/Agent) circle one

Filed and Recorded (verified by)  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2023 09:59:00 AM  
\$246.00 JOANN  
20230215000040210

*Allen S. Boyd***Form RT-1**