

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 THIRTY SEVEN THOUSAND AND 00/100 Dollars (\$237,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Latoria Payne, an Unmarried Woman** (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 48, ACCORDING TO THE SURVEY OF GRANDE VIEW GARDEN & TOWNHOMES, FIRST ADDITION, AS RECORDED IN MAP BOOK 26, PAGE 16, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Property Address: 114 Marigold Drive, Alabaster, AL 35007  
Parcel ID No.: 23-5-21-0-006-039.000

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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 21<sup>st</sup> day of Feb, 2023

Latoria Payne (SEAL)  
Latoria Payne

### GENERAL ACKNOWLEDGEMENT

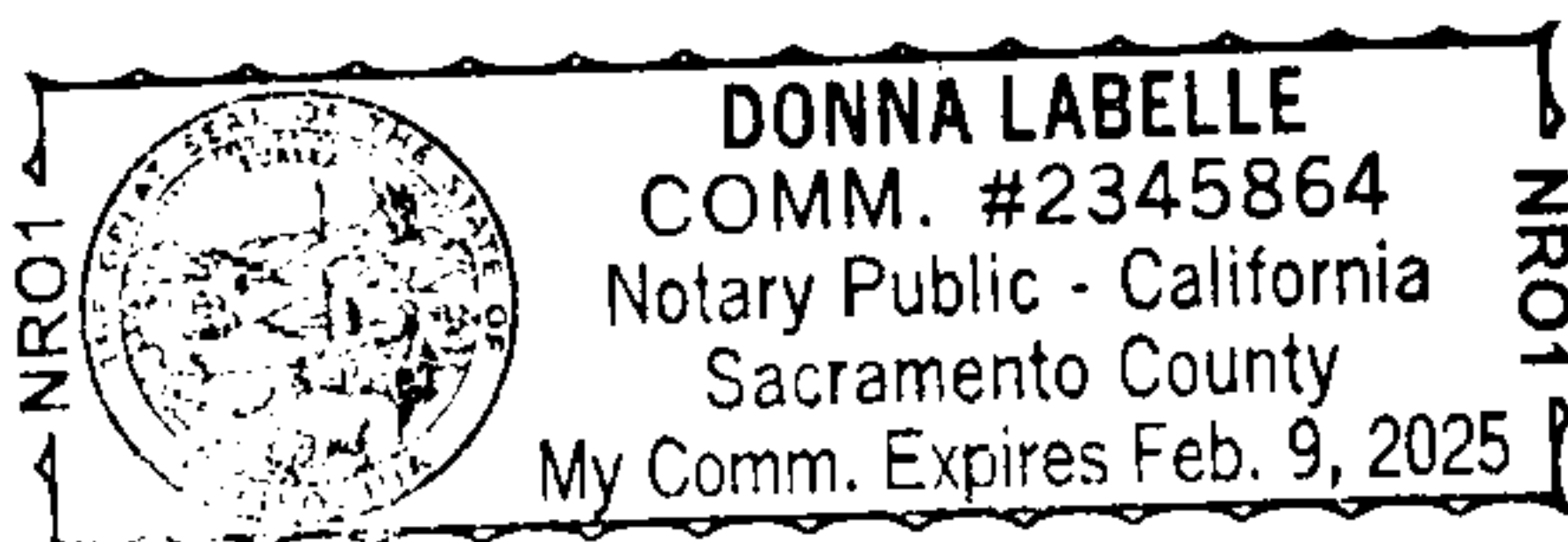
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
COUNTY OF Sacramento )

Donna LaBelle,  
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Latoria Payne 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 21 day of February, 2023

Donna LaBelle  
NOTARY PUBLIC



My Commission Expires: 02-09-25

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Latoria Payne  
 Mailing Address 876 Cody Circle  
Fultondale, AL 35068

Grantee's Name McLean SFR Investment, LLC  
 Mailing Address 8615 Cliff Cameron Drive, Ste. 200  
Charlotte, NC 28269

Property Address 114 Marigold Drive  
Alabaster, AL 35007

Date of Sale 2-21, 2023

Total Purchase Price \$237,000.00

Or

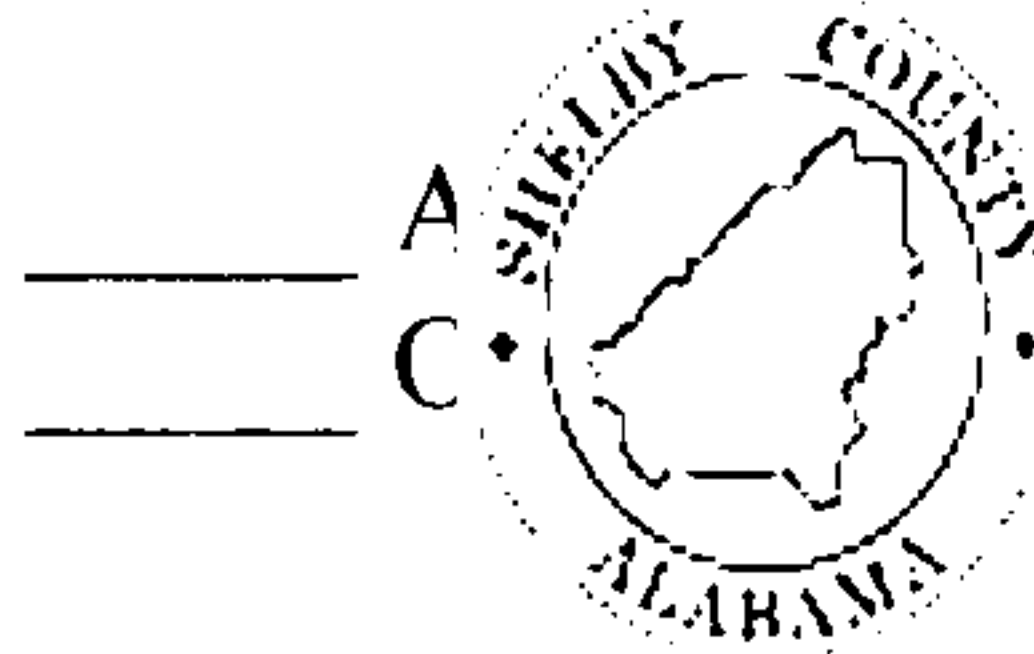
Actual Value \$

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  
☐ Sales Contract  
☒ Closing Statement



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/22/2023 11:14:35 AM  
 \$265.00 JOANN  
 20230222000047470

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

*Allen S. Byrd*

**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 2-21-23

Print Latoria Payne

☐ Unattested

(verified by)

Sign

*Latoria Payne*

(Grantor/Grantee/ Owner/Agent) circle one