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This instrument was prepared by: Michael Reagan Reeves, Jr., Esq. Reagan Reeves & Associates, LLC I Perimeter Park South, Suite 440S Birmingham, AL 35243 Send tax notice to: DEEDS 1/3
McLean SFR Investment, LLC
8615 Cliff Cameron Drive, Suite 200
Charlotte, NC 28269

# WARRANTY DEED

STATE OF ALABAMA ()

COUNTY OF SHELBY Williams

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED TWENTY NINE THOUSAND AND 00/100 Dollars (\$229,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Natasha L. Simmons, an Umarried 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 24, according to the plat of Old Ivy Subdivision, Phase II, (being a resurvey of portions of Lots 22-32 Tract Fifty One Subdivision, Parcel "B", as recorded in Map Book 11, Page 26), as recorded in Map Book 36, Page 6-A and Document #20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama.

Property Address: 299 Ivy Hills Circle, Calera, AL 35040

Parcel ID No.: 28-6-23-0-000-075.000

#### Subject to:

- 1. Taxes for the year 2023 and all subsequent years.
- 2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
- 3. \$ \_\_\_\_\_\_O.O.\_\_\_\_\_ 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;

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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 are seal

#### GENERAL ACKNOWLEDGEMENT

STATE OF	)
COUNTY OF Williamson	)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Natasha L. Simmons 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 day of Ith Micros

NOTARY OUBLIC

My Commission Expires:  $\frac{5/8}{2}$ 

## Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	Natasha L. Simmons 1210 MANTE BEZLA FRANKLING TAL	Grantee's N <u>アニ</u> Mailing Ac <b>ま</b> えひ 6 フ	
Property Address	299 Ivy Hills Circle Calera, AL 35040	Or Actual Val Or	ase Price \$229.000.00
•		ned on this form can be verific ry evidence is not required)	ed in the following documentary evidence:
Bill of S Sales Co X_Closing	ntract	Appraisal Other:	
•	ce document presented form is not required.	or recordation contains all of	the required information referenced above.
	and mailing address - protest mailing address.	Instructions ovide the name of the person	or persons conveying interest to property
Grantee's name being conveyed		ovide the name of the person	or persons to whom interest to property is
•	ss - the physical address of the property was conve		d, if available. Date of Sale - the date on
<b>-</b>		•	operty, both real and personal, being
conveyed by th	e instrument offered for assessor's current marke	record. This may be evidence et value.	roperty, both real and personal, being d by an appraisal conducted by a licensed
current use valu	rovided and the value mulation, of the property as y for property tax purpos	determined by the local offic	estimate of fair market value, excluding ial charged with the responsibility of yer will be penalized pursuant to Code of
accurate. I furth		alse statements claimed on thi	ontained in this document is true and s form may result in the imposition of the
Date 221  Date Unattest	(verified by)	Sign Siled and Recorded	htor/Grantee/ Owner/Agent) circle one
		Official Public Records Judge of Probate, Shelby County	Alabama, County Form PT_1

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