

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 SIXTY FOUR THOUSAND AND 00/100 Dollars (\$264,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Roslyn Blunt, Unmarried** (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 206, THE LAKES AT HIDDEN FOREST PHASE 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 37, PAGE 122 A & B, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Property Address: 212 Hillcrest Drive, Montevallo, AL 35115
Parcel ID No.: 23-7-35-0-004-051.000

*Roslyn Blunt is one and the same as Rosalyn Blunt, grantee in that certain deed recorded in Instrument No. 20160119000017640 in the Probate Office of Shelby County, Alabama.

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. \$ 0.06 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 28 day of February, 2023

Roslyn Blunt (SEAL)
Roslyn Blunt

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 Roslyn Blunt 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 28th day of February, 2023

[Signature]
NOTARY PUBLIC

My Commission Expires: 4/16/2025

Allen S. Bayal