

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 TWENTY FIVE THOUSAND AND 00/100 Dollars (\$225,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Barclee Jenea Woods and Timothy Kyle Graham, Wife and Husband** (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 51, according to the Amended Record Map of Cambridge Park Subdivision, as recorded in Map Book 49, Page 9, in the Probate Office of Shelby County, Alabama.**

Property Address: 105 Cambridge Park Drive, Montevallo, AL 35115  
Parcel ID No.: 36-2-03-3-005-051.000

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. \$ 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.

20230316000071880 03/16/2023 09:19:16 AM DEEDS 2/3

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 15<sup>th</sup> day of March, 2023

[Signature] (SEAL)  
Barclee Jenea Woods

[Signature] (SEAL)  
Timothy Kyle Graham

GENERAL ACKNOWLEDGEMENT

STATE OF Alabama )

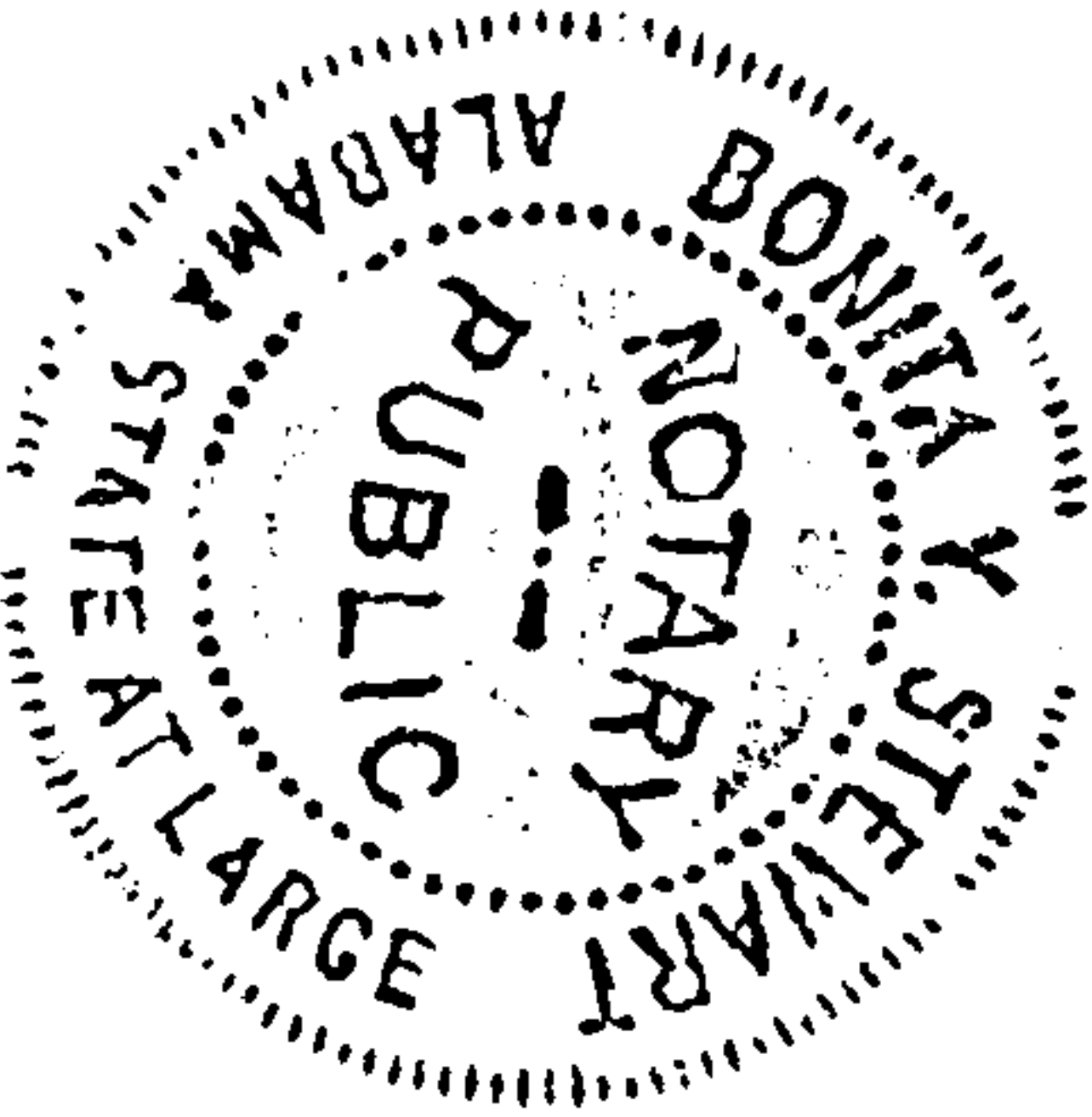
COUNTY OF Jefferson )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barclee Jenea Woods and Timothy Kyle Graham 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 15<sup>th</sup> day of March, 2023

[Signature]  
NOTARY PUBLIC

My Commission Expires: 4/16/2025



Real Estate Sales Validation Form

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

Grantor's Name	<u>Barclay Jenea Woods and Timothy Kyle Graham</u>	Grantee's Name	<u>McLean SFR Investment, LLC</u>
Mailing Address	<u>257 Chelsea Park Circle</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>8615 Cliff Cameron Drive, Ste. 200</u> <u>Charlotte, NC 28269</u>
Property Address	<u>105 Cambridge Park Drive</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>3-15</u> , 20 <u>23</u>
		Total Purchase Price	<u>\$225,000.00</u>
		Or	
		Actual Value	<u>\$</u>
		Or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> 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.


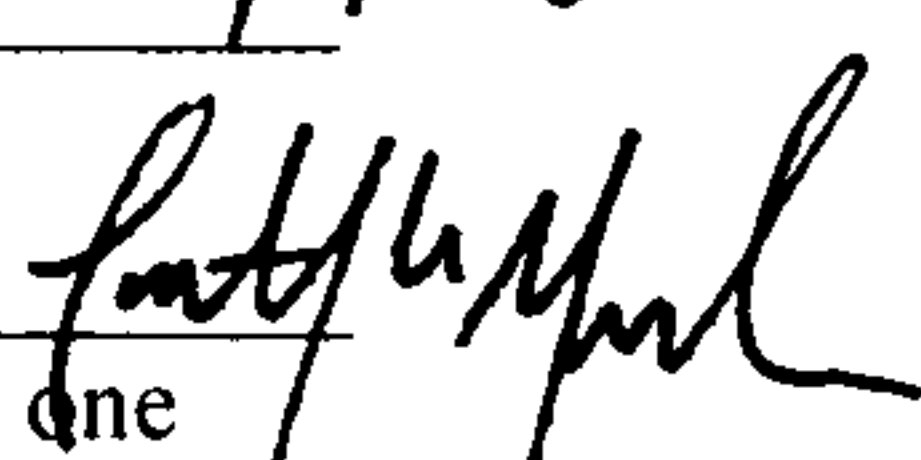
Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

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.

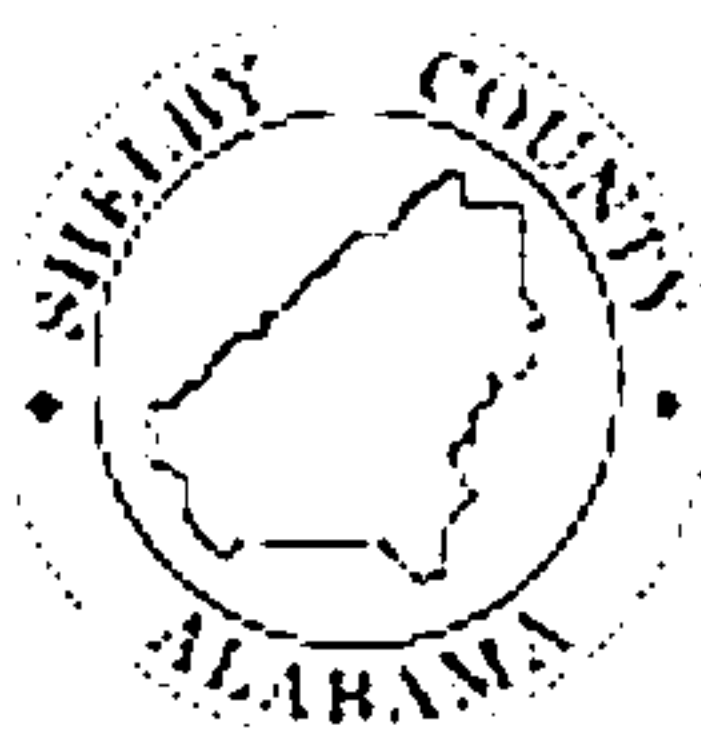
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	<u>3-15-23</u>	Print	<u>Barclay Woods</u>	<u>Timothy K Graham</u>
<input type="checkbox"/> Unattested		Sign		
	(verified by)		(Grantor/Grantee/ Owner/Agent) circle one	

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/16/2023 09:19:16 AM  
\$253.00 JOANN  
20230316000071880

Allie S. Bayl