

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)
 Madison PD)
COUNTY OF ~~SHELBY~~)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED TWENTY TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$222,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Collin S. Johanneson and Kuristan A. Johanneson, 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 65, according to the Amended Map of Cambridge Park Subdivision as recorded in Map Book 49, Page 9, in the Probate Office of Shelby County, Alabama

Property Address: 187 Cambridge Park Drive, Montevallo, AL 35115
Parcel ID No.: 36-2-03-3-005-065.000

*Kuristan A. Johanneson is one and the same as Kuristan A. Davis, grantee in that certain deed recorded in Instrument No. 20200421000156370 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. \$ 0.00 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.

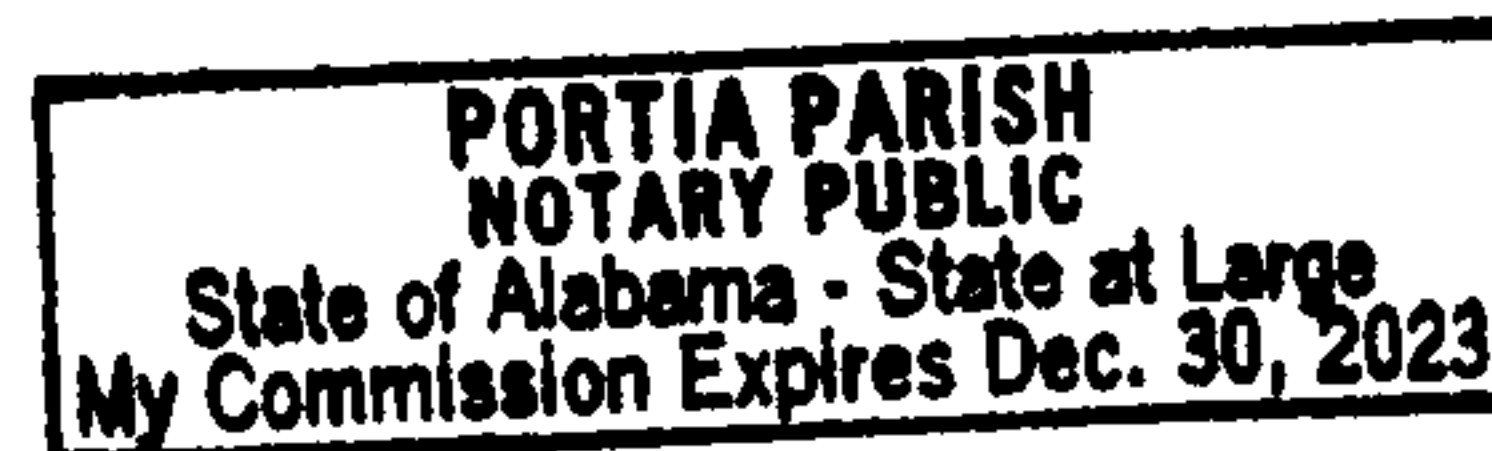
20230322000078550 03/22/2023 10:59:33 AM DEEDS 2/3

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 21 day of March, 20 23.

Collin S. Johanneson (SEAL)
Collin S. Johanneson
Kuristan A. Johanneson (SEAL)
Kuristan A. Johanneson

GENERAL ACKNOWLEDGEMENT

STATE OF Alabama)
COUNTY OF Madison)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Collin S. Johanneson and Kuristan A. Johanneson 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 21st day of March, 20 23.

Portia Parish
NOTARY PUBLIC

My Commission Expires: Dec. 30, 2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Collin S. Johanneson and Kuristan A. JohannesonMailing Address 148 Jerry Lynn Blvd
Meridianville, AL 35759Property Address 187 Cambridge Park Drive
Montevallo, AL 35115Grantee's Name McLean SFR Investment, LLC
Mailing Address 8615 Cliff Cameron Drive, Ste. 200
Charlotte, NC 28269Date of Sale 3 - 21, 20 23Total Purchase Price \$222,500.00

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

☐ Appraisal
☐ Other:

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 3/21/2023 Print Kuristan A. Johanneson Collin S. Johanneson

☐ Unattested ☐ (verified by) Sign Kuristan A. Johanneson Collin S. Johanneson
(Grantor/Grantee/ Owner/Agent) Circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/22/2023 10:59:33 AM
 \$251.50 PAYGE
 20230322000078550

Allen S. Boyd

Form RT-1