

20230324000081980
03/24/2023 08:57:09 AM
DEEDS 1/11

This document prepared by:
Andrea W. Dorgan, Esq.
Burr & Forman LLP
420 N. 20th Street, Suite 3400
Birmingham, Alabama 35203

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)	<u>Send Tax Notice to:</u>
)	FKH SFR M, L.P.
COUNTY OF <u>SHELBY</u>)	c/o First Key Homes, LLC,
		1850 Parkway Place, Suite 900
		Marietta, Georgia 30067

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

FKH SFR C1, L.P., a Delaware limited partnership, whose mailing address is **c/o First Key Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, Georgia 30067**

(hereinafter referred to as "Grantor"), in hand paid by

FKH SFR M, L.P., a Delaware limited partnership,
whose mailing address is **c/o First Key Homes, LLC, 1850 Parkway Place, Suite 900, Marietta, Georgia 30067**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

**\$ _____ OF THE CONSIDERATION WAS DERIVED
FROM THE MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.


IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of March 22, 2023.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**

GRANTOR:

FKH SFR C1, L.P.,
a Delaware limited partnership

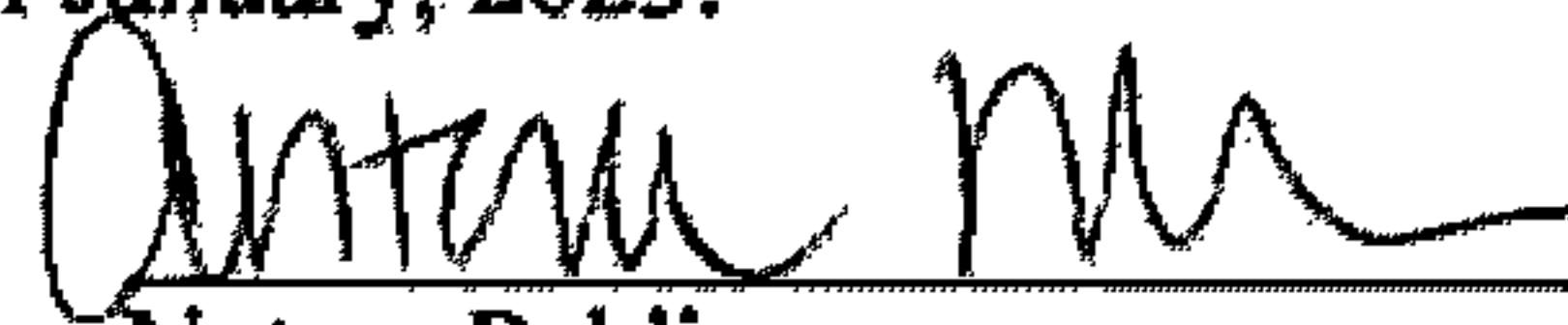
By: FKH SFR C GP, LLC,
a Delaware limited liability company
its General Partner

By: 
Name: Marc Toscano
Title: Manager

STATE OF NEW YORK)
COUNTY OF NEW YORK)

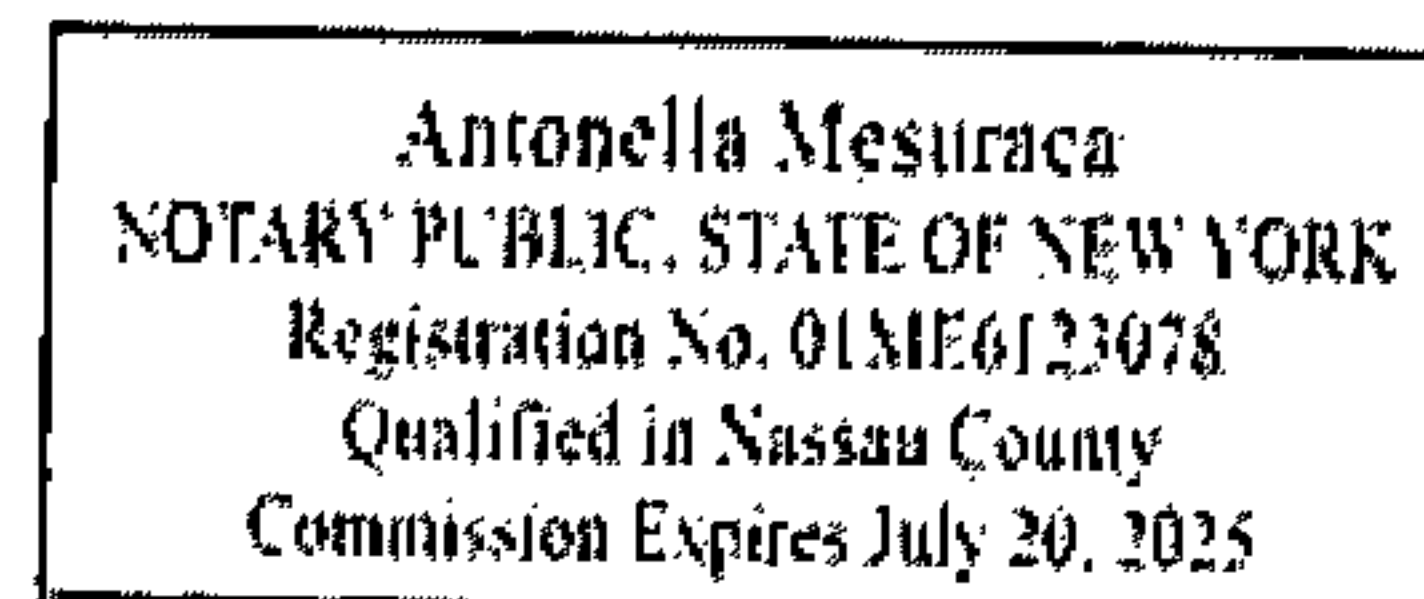
I, Antonella Mesuraca, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Marc Toscano, whose name as Manager of FKH SFR C GP, LLC, a Delaware limited liability company, which entity is the general partner of FKH SFR C1, L.P., a Delaware limited partnership, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such representative and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal, this 25th day of January, 2023.


Notary Public

My commission expires: _____,

AFFIX SEAL



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EXHIBIT "A"

See attached.

PROPERTY SCHEDULE

Count	File Number	Address	City	State	Zip	County
1	91177601-23-REL	117 COBBLESTONE TER	PELHAM	AL	35124	SHELBY
2	92257601-23-REL	225 UNION STATION DR	CALERA	AL	35040	SHELBY
3	10387601-23-REL	1038 EMERALD RIDGE DR	CALERA	AL	35040	SHELBY
4	27067601-23-REL	2706 BRAELINN PKWY N	HELENA	AL	35080	SHELBY

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 117 COBBLESTONE TER, PELHAM, AL 35124

COUNTY: SHELBY

CLIENT CODE: 91177601-23-REL

TAX PARCEL ID/APN: 13 1 02 1 000 017.009

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 9, ACCORDING TO THE SURVEY OF COBBLESTONE VILLAGE, AS RECORDED IN MAP BOOK 19, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 225 UNION STATION DR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 92257601-23-REL

TAX PARCEL ID/APN: 28 3 06 0 012 004.000

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 304, ACCORDING TO THE SURVEY OF UNION STATION, PHASE III, AS RECORDED IN MAP BOOK 47, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 1038 EMERALD RIDGE DR, CALERA, AL 35040

COUNTY: SHELBY

CLIENT CODE: 10387601-23-REL

TAX PARCEL ID/APN: 28 4 17 4 002 023.000

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 137, ACCORDING TO THE SURVEY OF EMERALD RIDGE, SECTOR 1, AS RECORDED IN MAP BOOK 35, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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EXHIBIT A-4

STREET ADDRESS: 2706 BRAELINN PKWY N, HELENA, AL 35080

COUNTY: SHELBY

CLIENT CODE: 27067601-23-REL

TAX PARCEL ID/APN: 13 8 27 2 002 062.000

THE FOLLOWING DESCRIBED REAL PROPERTY SITUATED IN SHELBY COUNTY, ALABAMA (HEREIN REFERRED TO AS THE "PROPERTY"), TO-WIT: LOT 62, ACCORDING TO THE SURVEY OF BRAELINN VILLAGE, PHASE III, AS RECORDED IN MAP BOOK 14, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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

Grantor's Name FKH SFR C1, L.P., By FKH SFR C GP, LLC Mailing Address its general partner c/o First Key Homes, LLC 1850 Parkway Place, Suite 900 Marietta GA 30067 Property Address SEE ATTACH EXHIBIT "A"	Grantee's Name FKH SFR M, L.P. By: Cerberus SFR Holdings III GP, LLC its general partner Mailing Address c/o First Key Homes, LLC 1850 Parkway Place, Suite 900 Marietta GA 30067 Date of Sale 03/22/2023 Total Purchase Price \$ or Actual Value \$ 1,029,800.00 or Assessor's Market Value \$
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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 checked="" type="checkbox"/> Other Transfer between related entities |
| <input 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 1/25/2023Print Marc Toscano, Manager of the General Partner Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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4	27067601-23-REL	2706 BRAELINN PKWY N	HELENA	AL	35080	SHELBY



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/24/2023 08:57:09 AM
\$1082.00 JOANN
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Allen S. Bayl