

AFTER RECORDING RETURN TO:

Selene Title
3501 Olympus Blvd
Suite 510
Coppell, TX 75019
File No. SEC-FY-GSWARE-0169-AL

MAIL TAX STATEMENTS TO:

FYR SFR TRS, LLC
P.O. BOX 4090
SCOTTSDALE, AZ 85261

This document prepared by:

George M. Vaughn, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Parcel ID No.: SEE EXHIBIT-A

WARRANTY DEED

STATE OF Arizona
COUNTY OF Maricopa

THIS DEED made and entered into on this 19th day of December 2023, by and between **FYR SFR BORROWER, LLC, A Delaware limited liability company**, located at P.O. Box 4090, Scottsdale, AZ 85261 hereinafter referred to as Grantor and **FYR SFR TRS, LLC**, located at P.O. Box 4090, Scottsdale, AZ 85261, hereinafter referred to as Grantee.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN and 00/100 Dollars (\$10.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Jefferson County, Alabama:

SEE EXHIBIT-A FOR LEGAL DESCRIPTION.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Property commonly known as: SEE EXHIBIT-A

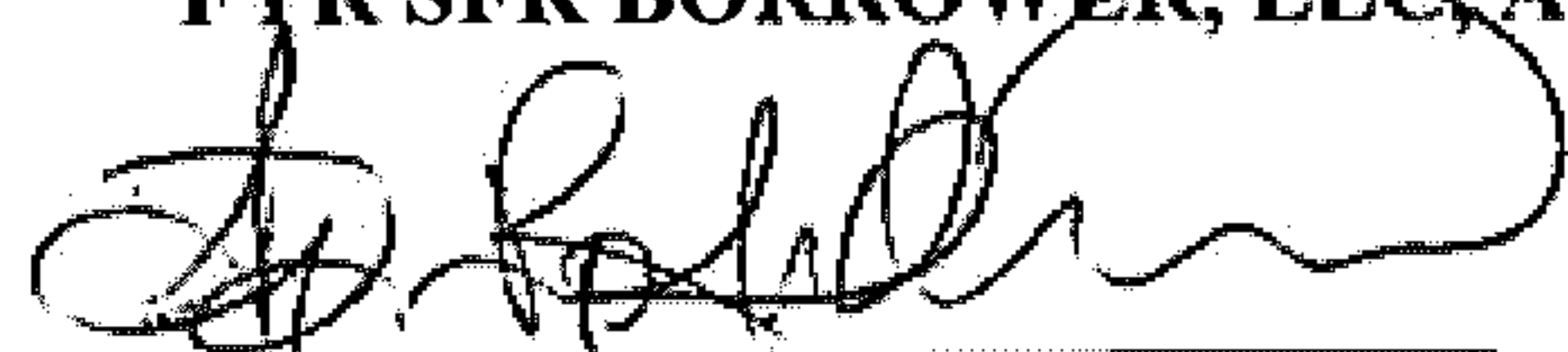
TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR hereby covenant with and represent unto the said Grantee and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described;

that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

IN WITNESS WHEREOF, this instrument was executed by the undersigned on this the 19 day of December, 2023.

FYR SFR BORROWER, LLC, A Delaware limited liability company



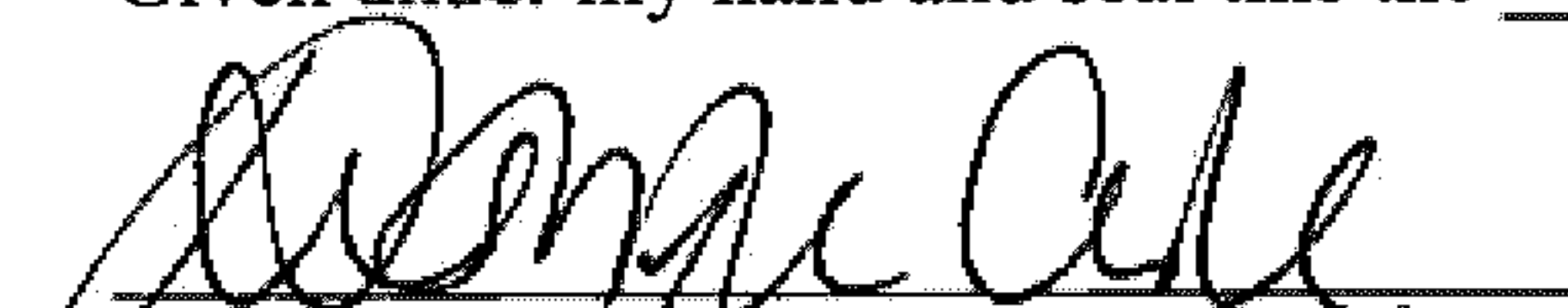
Name: April Rohleder

Title: Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

I the undersigned, a Notary Public, in and for said County in said State, hereby certify that April Rohleder, its Auth Signer on behalf of the Grantor **FYR SFR BORROWER, LLC, A Delaware limited liability company**, 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 the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **FYR SFR BORROWER, LLC, A Delaware limited liability company**.

Given under my hand and seal this the 19 day of December, 2023.


NOTARY PUBLIC

My commission expires: _____

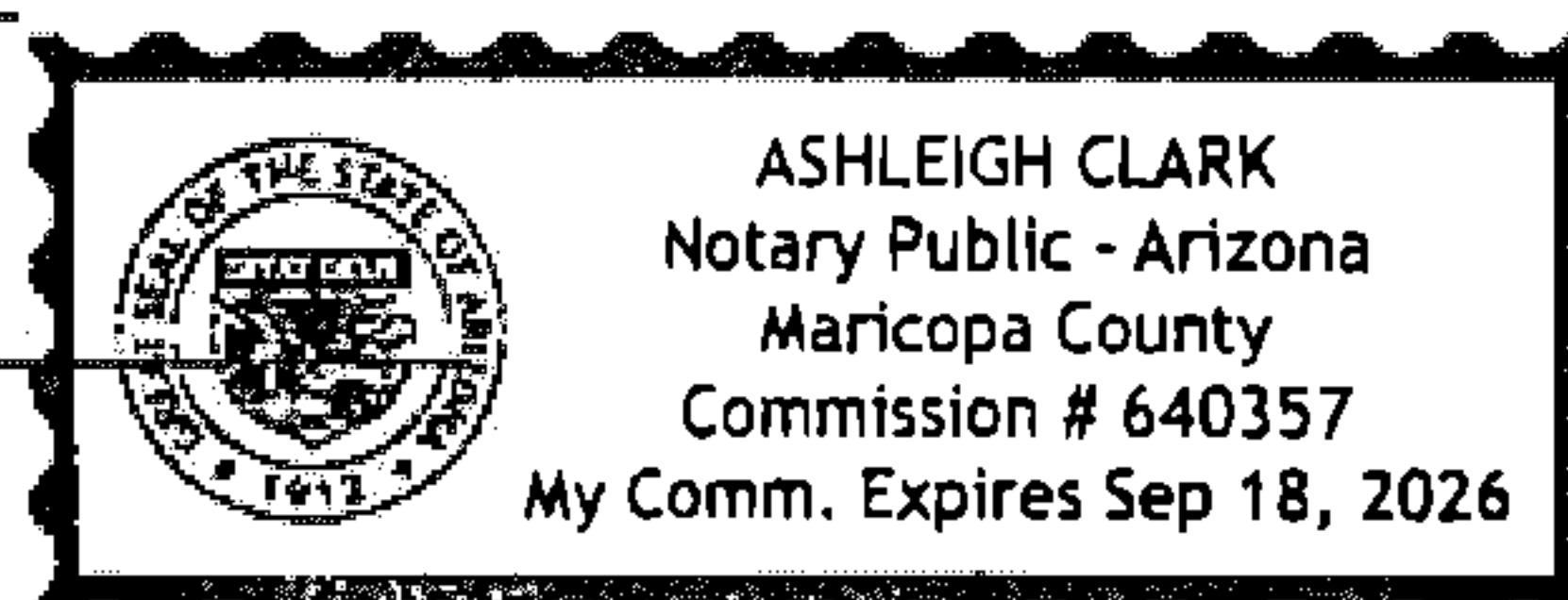


EXHIBIT A

STREET ADDRESS: 2570 CHANDALAR LANE, PELHAM, AL, 35124

COUNTY: SHELBY

CLIENT CODE: 688581

TAX PARCEL ID/APN: 13 1 01 2 001 036.000

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 197, ACCORDING TO THE MAP OF CHANDALAR SOUTH, FIFTH SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 146, IN THE OFFICE OF THE JUDGE OF PROBATE 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 FYR SFR BORROWER, LLC
 Mailing Address P.O. BOX 4090
SCOTTSDALE, AZ 85261

Grantee's Name FYR SFR TRS, LLC
 Mailing Address P.O. BOX 4090
SCOTTSDALE, AZ 85261

Property Address 2570 Chandalar Lane
Pelham, AL 35124

Date of Sale 12/19/2023
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ \$295,000.00

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 12/19/23

Print April Rohleder

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/22/2024 08:02:06 AM
 \$326.00 BRITTANI
 20240122000015410

Alvin S. Byrd

Form RT-1