

**Recordation Requested By/Return to:**

OS NATIONAL  
STACY MARTIN  
3097 SATELLITE BLVD, STE 600  
DULUTH, GA 30097  
File No. ENCORE DEED PROJECT 1.24

**Send Tax Notices to:**

FKH TRS K LLC, A DELAWARE LIMITED LIABILITY COMPANY  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

**This Instrument Prepared By:**

BARRY CAROTHERS, ESQ.  
o/b/o BC LAW FIRM, P.A.  
1803 S. KANNER HWY  
STUART, FL 34994

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STATE OF ALABAMA )

COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

Effective January 26, 2024

THIS SPECIAL WARRANTY DEED, Executed this 24th day of January, 2024<sup>^</sup>, for and in CONSIDERATION OF **Zero and 00/100 Dollars (\$0.00)**, and other valuable consideration, the receipt whereof and sufficiency of which is hereby acknowledged, the undersigned **FKH SFR PROPCO K, L.P., A DELAWARE LIMITED PARTNERSHIP** whose mailing address is 1850 PARKWAY PLACE SUITE 900, MARIETTA, GA 30067 (hereinafter referred to as the "Grantor") does hereby grant, bargain, sell, and convey unto **FKH TRS K LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 1850 PARKWAY PLACE SUITE 900, MARIETTA, GA 30067 (hereinafter referred to as the "Grantee") the following described real estate situated in the County of SHELBY, State of Alabama, to wit:

**SEE EXHIBIT A**

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD, the above-described property together with all and singular the tenements, hereditaments, and appurtenances thereupon belonging or in any wise appertaining unto the said Grantee, its successors and assigns, forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED by and between the parties hereto that this conveyance is subject to any outstanding rights of redemption from foreclosure sale, and that this deed contains no warranty except against the acts of the said Grantor, and all persons claiming by, through, or under it.

**[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]**

Executed on this 24th day of January, 2024. Effective January 26, 2024.

**FKH SFR PROPCO K, L.P., A DELAWARE LIMITED PARTNERSHIP**

**By: FKH SFR K GP, LLC, its General Partner**

By: Marc Toscano

Name: Marc Toscano

Title: Manager

STATE OF NEW YORK

COUNTY OF NEW YORK

SS.

}

I, Antonella Mesuraca, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Marc Toscano, whose name as Manager (title) of **FKH SFR K GP, LLC, General Partner of FKH SFR PROPCO K, L.P., A DELAWARE LIMITED PARTNERSHIP**, a corporation, 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 above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **FKH SFR PROPCO K, L.P., A DELAWARE LIMITED PARTNERSHIP** on the same day bears date.

Given under my hand (and official seal of office) this 24<sup>th</sup> day of January 2024.

Antonella Mesuraca

Notary Public

My commission expires: \_\_\_\_\_

Antonella Mesuraca NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01ME6123078 Qualified in Nassau County Commission Expires July 20, 2025
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**LOT 265, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, PHASE 3, AS RECORDED IN MAP BOOK 38, PAGE 53, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN/Parcel ID: 34 3 06 2 003 014.000**

**Also known by street and number as: 1005 Bethpage Ln, Calera, AL 35040**

**\*\*\***

**LOT 72, ACCORDING TO THE SURVEY OF MALLARD LANDING, PHASE I AS RECORDED IN MAP BOOK 51, PAGE 64A, 64B, 64C, 64D, 64E, AND 64F, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**Also known by street and number as: 1019 Greenhead Drive, Alabaster, AL 35007  
Parcel Identification Number: 23 7 25 1 003 046.000**

**\*\*\***

**LOT 22, ACCORDING TO THE FINAL PLAT OF FOREST RIDGE, AS RECORDED IN MAP BOOK 31, PAGE 2, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**Also known by street and number as: 116 Timber Ridge Drive, Alabaster, AL 35007  
Parcel Identification Number: 23 7 25 4 002 022.000**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/01/2024 08:38:20 AM  
 \$1001.50 JOANN  
 20240201000025570

*Allen S. Beyl*

### 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 PROPCO K, LP	Grantee's Name	FKH TRS K, LLC
Mailing Address		Mailing Address	
	1850 PARKWAY PLACE, STE 900		1850 PARKWAY PLACE, STE 900
	MARIETTA, GA 30067		MARIETTA, GA 30067
Property Address	1019 GREENHEAD DR, ALABASTER	Date of Sale	
	116 TIMBER RIDGE DR	Total Purchase Price	\$
	1005 BETHPAGE LN	or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$ 967,300.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input checked="" type="checkbox"/> Other TAX ASSESSOR
<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 1/24/2024

Print Marc Toscano, Manager

☐ Unattested

Sign *Marc Toscano*  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)