

Recordation Requested By/Return to:
OS NATIONAL
STACY MARTIN
3097 SATELLITE BLVD, STE 200
DULUTH, GA 30097
File No. ENCORE DEED PROJECT 3A

Send Tax Notices to:
FKH TRS N, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

This Instrument Prepared By:
THOMAS H. CLAUNCH III AL Bar No. 1402H38C
o/b/o BC LAW FIRM, P.A.
9164 EASTCHASE PARKWAY 209
MONTGOMERY, AL 36117

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STATE OF ALABAMA)

COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

THIS SPECIAL WARRANTY DEED, Executed this 8th day of March, 2024, 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 N, 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 N, 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:

STREET ADDRESS: 126 THOROUGHbred LANE, ALABAST, AL 35007

COUNTY: SHELBY

CLIENT CODE: 91267602-FK-P2

TAX PARCEL ID/APN: 22 3 05 1 991 016.000

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA: LOT 64, ACCORDING TO THE MAP AND SURVEY OF SADDLE LAKE FARMS SECOND ADDITION-PHASE 2, AS RECORDED IN MAP BOOK 29, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Such Properties are subject to any Lien of record.

Prior instrument reference: **Document No. 20230614000178370**, of the Public Records of the District Recorder of **SHELBY County**, State of Alabama.

Property Address: 126 THOROUGHbred LANE, ALABASTER, AL 35007

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 8th day of March, 2024.

FKH SFR N, L.P., A DELAWARE LIMITED PARTNERSHIP

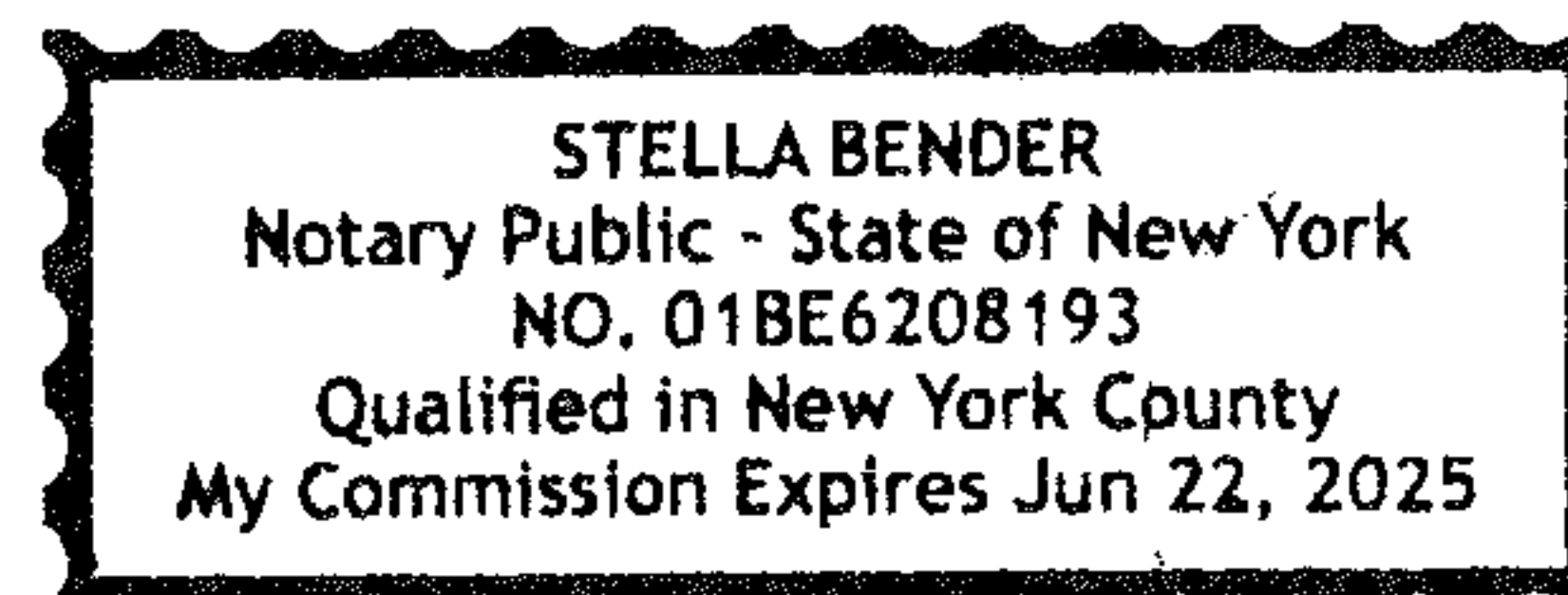
By: **FKH SFR N GP, LLC, its General Partner**

By: [Signature]

Name: Clifton B. Henis

Title: Manager

STATE OF New York
COUNTY OF New York SS. }



I, Stella Bender, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Clifton B. Henis, whose name as Manager of **FKH SFR N GP, LLC**, General Partner of **FKH SFR N, L.P., A DELAWARE LIMITED PARTNERSHIP**, a 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 N, L.P., A DELAWARE LIMITED PARTNERSHIP** on the same day bears date.

Given under my hand (and official seal of office) this 8th day of MARCH, 2024.

[Signature]

Notary Public

My commission expires: June 22 2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/12/2024 08:38:52 AM
 \$360.50 BRITTANI
 20240312000066520

Allen S. Bayl

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 N L.P., A DELAWARE LIMITED PARTNERSHIP
 Mailing Address 1850 PARKWAY PLACE, STE 900
MARIETTA, GA 30067

Grantee's Name FKH TRS N, LLC, a Delaware Limited Liability Company
 Mailing Address 1850 PARKWAY PLACE, STE 900
MARIETTA, GA 30067

Property Address 126 THOROUGHbred LAN
ALABASTER, AL 35007

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 329500.00

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

☐ Appraisal

☐ Sales Contract

☒ Other TAX ASSESSOR

☐ 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 3/8/2024

Print Clifton B. Henis

☐ Unattested

[Signature]

(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1