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STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: effective April 25, 2024

THIS SPECIAL WARRANTY DEED executed this 17th day of April, 2024^A, 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 C1, L.P., A DELAWARE LIMITED PARTNERSHIP** whose mailing address is 1850 PARKWAY PLACE, STE 900, MARIETTA, GA 30067 (hereinafter referred to as the “Grantor”) does hereby grant, bargain, sell, and convey unto **CSMA SFR HOLDINGS II-LSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 1850 PARKWAY PLACE, STE 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:

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 13, TOWNSHIP OF SECTION 20 SOUTH, RANGE 3 WEST; THENCE RUN NORTH ALONG THE EAST LINE OF SAID SECTION A DISTANCE OF 364.61 FEET TO THE NORTHWEST RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 35; THENCE TURN AN ANGLE OF 145 DEGREES, 00 MINUTES TO THE LEFT AND RUN ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 710.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE IN SAME DIRECTION ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 108.90 FEET; THENCE TURN AN ANGLE OF 89 DEGREES 50 MINUTES TO THE RIGHT END RUN A DISTANCE OF 200.45 FEET; THENCE TURN AN ANGLE OF 90 DEGREES 15 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 108.90 FEET; THENCE TURN AN ANGLE OF 89 DEGREES 45 MINUTES TO THE RIGHT AND RUN A DISTANCE OF 209.29 FEET TO THE POINT OF BEGINNING, SITUATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA.

Prior instrument reference: Document No. 20210721000353570 of the Public Records of the District Recorder of SHELBY County, State of Alabama.

Property Address: 571 HIGHWAY 35, PELHAM, AL 35124
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.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

Executed on this 17 day of April, 2024. Effective April 25, 2024.

FKH SFR C1, L.P., A DELAWARE LIMITED PARTNERSHIP

By: FKH SFR C 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 C GP, LLC its general partner for FKH SFR C1, L.P., 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 _____ on the same day bears date.

Given under my hand (and official seal of office) this 17th day of April, 2024

Antonella Mesuraca
Notary Public

My commission expires: 7/20/2025

Antonella Mesuraca NOTARY PUBLIC, STATE OF NEW YORK Registration No. 01ME6123078 Qualified in Nassau County Commission Expires July 20, 2025
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Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30097
File No. TRS45

Send Tax Notices to:
CSMA SFR HOLDINGS II-LSE, LLC
1850 PARKWAY PLACE, STE 900
MARIETTA, GA 30067

This Instrument Prepared By:
LYNN BYRD, AL Bar No. ASB6789D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/29/2024 08:02:06 AM
 \$224.50 BRITTANI
 20240429000122780

Allen S. Byrd

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.
 Mailing Address 1850 Parkway Place Ste 900
Marietta, GA 30067

Grantee's Name CSMA SFR HOLDINGS II-LSE, LLC
 Mailing Address 1850 Parkway Place Ste 900
Marietta, GA 30067

Property Address 571 HIGHWAY 35
PELHAM, AL 35124

Date of Sale 4/25/2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 193,250.00

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 INTERNAL TRANSFER
☐ 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 4/25/2024

Print MARC TOSCANO, MANAGER

☐ Unattested

 (verified by)

Sign *Marc Toscano*

 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1