

-Above this line reserved for official use only-

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT: EFFECTIVE MAY 23, 2024

THIS SPECIAL WARRANTY DEED executed this 20th day of May, 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, STE 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** [MARITAL STATUS] 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:

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA, TO WIT: LOT 55, ACCORDING TO THE AMENDED MAP OF GREYSTONE HIGHLANDS, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 25, IN THE PROBATE OFFICE, SHELBY COUNTY, ALABAMA.

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

Property Address: 838 GREYSTONE HIGHLANDS DRIVE, HOOVER, AL 35242
This instrument was prepared without the benefit of a title examination.
SUCH PROPERTIES ARE SUBJECT TO ANY LIEN OF RECORD

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.

Executed on this 20th day of May, 2024.

FKH SFR N L.P., A DELAWARE LIMITED PARTNERSHIP
BY: FKH SFR N 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 of **FKH SFR N GP, LLC, GENERAL PARTNER for FKH SFR N, 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 N GP, LLC, GENERAL PARTNER for 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 20th day of May, 2024.

Antonella Mesuraca

Notary Public

My commission expires: _____

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30097
File No. ENCORE 5

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

This Instrument Prepared By:
LYNN BYRD
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Antonella Mesuraca
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01ME6123078
Qualified in Nassau County
Commission Expires July 20, 2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/28/2024 11:44:45 AM
 \$316.00 JOANN
 20240528000156790

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 N, L.P., a Delaware limited partnership
 Mailing Address 1850 Parkway Place, Suite 900
Marietta, GA 30067

Grantee's Name FKH TRS N, LLC, a Delaware limited liability company
 Mailing Address 1850 Parkway Place, Suite 900
Marietta, GA 30067

Property Address 838 Greystone Highlands Drive
Hoover, AL 35242

Date of Sale 5/23/2024
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 288,000.00

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 ☐ 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 5/20/2024

Print Marc Toscano / Manager - Grantor

Unattested _____

Sign *Marc Toscano*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1