

OS NATIONAL  
STACY MARTIN  
3097 SATELLITE BLVD, STE 600, BUILDING 700  
DULUTH, GA 30096  
File No. ENCORE DEED PROJECT-6

FKH TRS N, LLC, A DELAWARE LIMITED LIABILITY COMPANY  
600 GALLERIA PARKWAY, SUITE 300  
ATLANTA, GA 30039

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

STATE OF ALABAMA )  
COUNTY OF SHELBY )

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

THIS SPECIAL WARRANTY DEED, Executed this 7<sup>th</sup> day of August, 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 600 GALLERIA PARKWAY, SUITE 300, ATLANTA, GA 30039 (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 600 GALLERIA PARKWAY, SUITE 300, ATLANTA, GA 30039 (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: LOT 244, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE SECTOR 4 PHASE ONE, AS RECORDED IN MAP BOOK 47, PAGE 97 A & B, IN THE PROBATE OFFICE OF 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: 1112 PINE VALLEY DRIVE, CALERA, AL 35040**  
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 but against none other.

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

Executed on this 7 day of August 2024. Effective August 21, 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

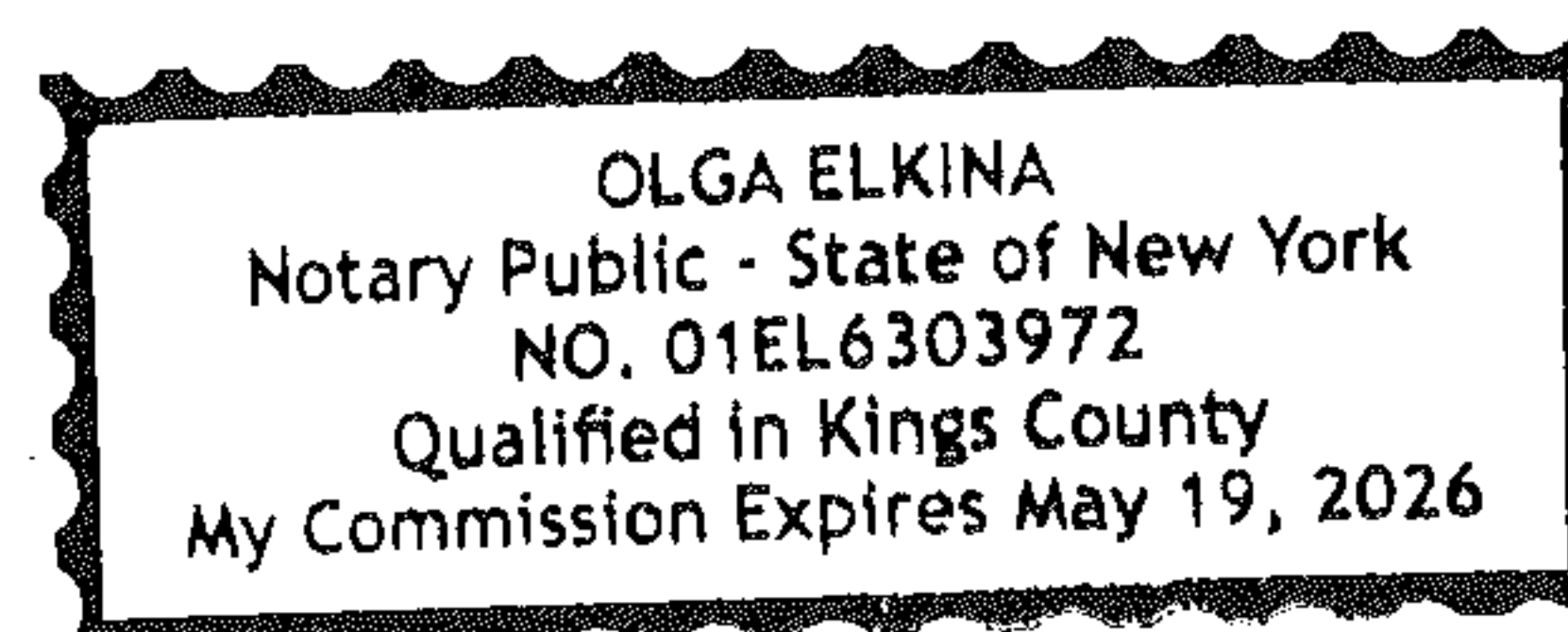
Title: Manager

STATE OF NEW YORK  
COUNTY OF New York } SS.

I, OLGA ELKINA, 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**, 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 7 day of August 2024.

Olga Elkina  
Notary Public  
My commission expires: 5/19/26





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/21/2024 01:24:36 PM  
 \$350.00 JOANN  
 20240821000261730

*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 600 GALLERIA PARKWAY, SUITE 300  
 ATLANTA  
 30039

Grantee's Name FKH TRS N, LLC, a Delaware limited liability company  
 Mailing Address 600 GALLERIA PARKWAY, SUITE 300  
 ATLANTA  
 30039

Property Address 1112 PINE VALLEY DRIVE  
 CALERA, AL 35040

Date of Sale 8/21/2024  
 Total Purchase Price \$  
 or  
 Actual Value \$  
 or  
 Assessor's Market Value \$ 318,800.00

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 8/7/2024

Print Marc Toscano / Manager- Grantor

☐ Unattested

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

(verified by)

**Form RT-1**