

Commitment Number: 240540297  
Seller's Loan Number: 118 Ashby St

AFTER RECORDING RETURN TO:  
STEVEN JAMES JOHNSON  
118 Ashby St  
Calera, AL 35040

MAIL TAX STATEMENTS TO:  
STEVEN JAMES JOHNSON  
118 Ashby S  
Calera, AL 35040

This document prepared by:  
George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 28 4 17 1 003 033.000

### **SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 3rd day of January, 2025 by and between **NEXPOINT SFR SPE 2, LLC**, whose mailing address is 300 Crescent Court, Suite 700, Dallas, TX 75201, hereinafter referred to as Grantor(s) **STEVEN JAMES JOHNSON**, whose mailing address is 118 Ashby St, Calera, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fourteen Thousand Nine Hundred Dollars and Zero Cents (\$214,900.00), cash in hand paid, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee the following described real estate located in Shelby County, State of Alabama:

**THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT: LOT 112, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST, SECTOR 3, PHASE 2, AS RECORDED IN MAP BOOK 35, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

BEING THE SAME PROPERTY AS CONVEYED FROM NEXPOINT SFR SPE 1, LLC TO NEXPOINT SFR SPE 2, LLC DATED ON 8/10/2022 RECORDED ON 8/25/2022, IN INST# 20220825000333220, SHELBY COUNTY RECORDS.

Property commonly known as: 118 Ashby St, Calera, AL 35040

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in fee simple.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal on this 3<sup>rd</sup> day of January, 2025.

NEXPOINT SFR SPE 2, LLC

By: Rebecca Petty  
 Name: Rebecca Petty  
 Title: Authorized Signatory

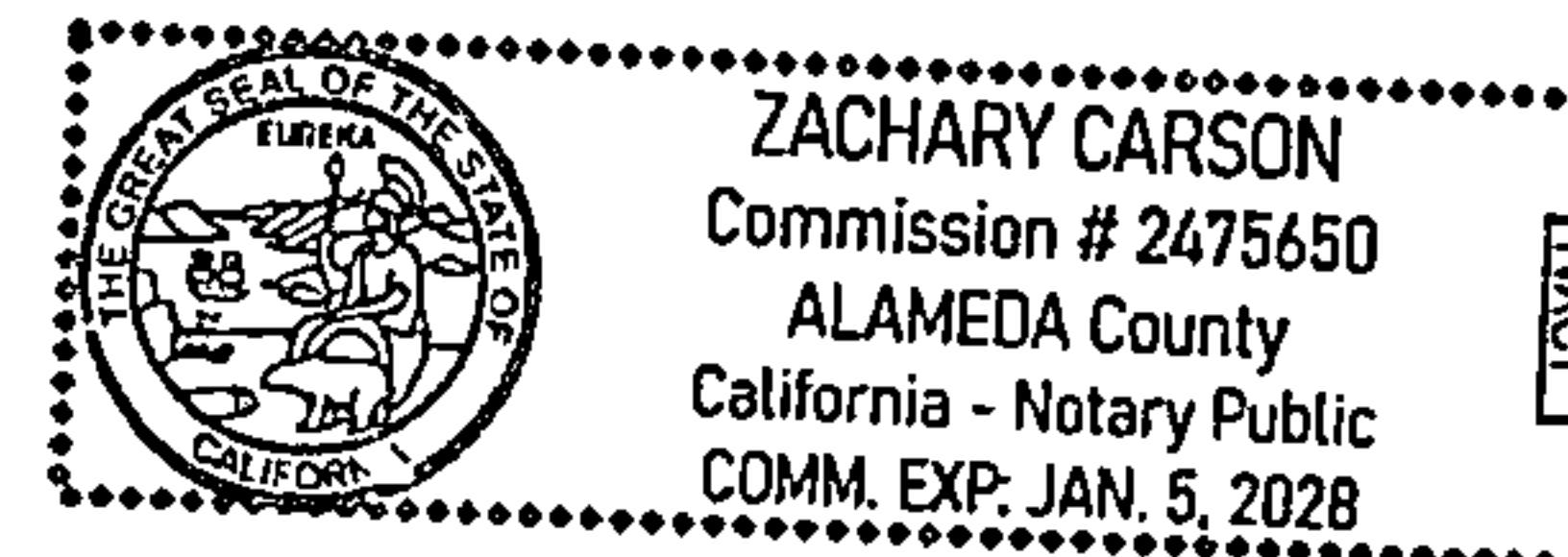
STATE OF Alameda, CA  
 COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that  
Rebecca Petty, whose name as  
Author Sign of NEXPOINT SFR SPE 2, LLC 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 instrument, he or she, as such officer and with full authority, executed the same  
 voluntarily for and as the act of said NEXPOINT SFR SPE 2, LLC.

Given under my hand and seal this the 3 day of January, 2025.

ZC  
 NOTARY PUBLIC

My commission expires: JAN 05 2028



## Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name NEXPOINT SFR SPE 2, LLC  
 Mailing Address 300 Crescent Court, Suite 700  
Dallas, TX 75201

Grantee's Name STEVEN JOHNSON  
 Mailing Address 118 Ashby St  
Calera, AL 35040  
01/03/2025

Property Address 118 Ashby St  
Calera, AL 35040

Date of Sale 01/03/2025  
 Total Purchase Price \$214,900.00

or  
 Actual Value \$

or  
 Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 02/07/2025 02:56:58 PM  
 \$32.00 BRITTANI  
 20250207000038500

*Allen S. Boyd*

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  
 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 01/10/2025

Print STEPHANIE ATKINS

Unattested

*Allen S. Boyd*  
 (verified by)

Sign

*Stephanie Atkins*  
 (Grantor/Grantee/Owner/Agent)

circle one