

Commitment Number: 250090160
Seller's Loan Number: 252 Stonecreek Way

AFTER RECORDING RETURN TO:
MADISON JONES and DAVID LEWIS JONES III
252 Stonecreek Way
Helena, AL 35080

MAIL TAX STATEMENTS TO:
MADISON JONES and DAVID LEWIS JONES III
252 Stonecreek Way
Helena, AL 35080

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

Parcel ID No.: 13 4 20 4 005 039.000

SPECIAL WARRANTY DEED

THIS DEED made and entered into on this 20 day of February, 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) **MADISON JONES and DAVID LEWIS JONES III**, whose mailing address is 252 Stonecreek Way, Helena, AL 35080, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Ninety Thousand Dollars and Zero Cents (\$290,000.00), 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:

LOT 1539, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE FOUR, AS RECORDED IN MAP BOOK 33 PAGE 131 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

BEING THE SAME PROPERTY AS CONVEYED FROM NEXPOINT SFR SPE 1, LLC TO NEXPOINT SFR SPE 2, LLC AS DESCRIBED IN GENERAL WARRANTY DEED, DATED 8/10/2022, RECORDED 8/25/2022, IN INSTRUMENT #: 20220825000333300, SHELBY COUNTY RECORDS.

Property commonly known as: 252 Stonecreek Way, Helena, AL 35080

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 20 day of February, 2025.

NEXPOINT SFR SPE 2, LLC

By: [Signature]
Name: Rebecca Petty

Title: Authorized signatory

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA

County of Alameda

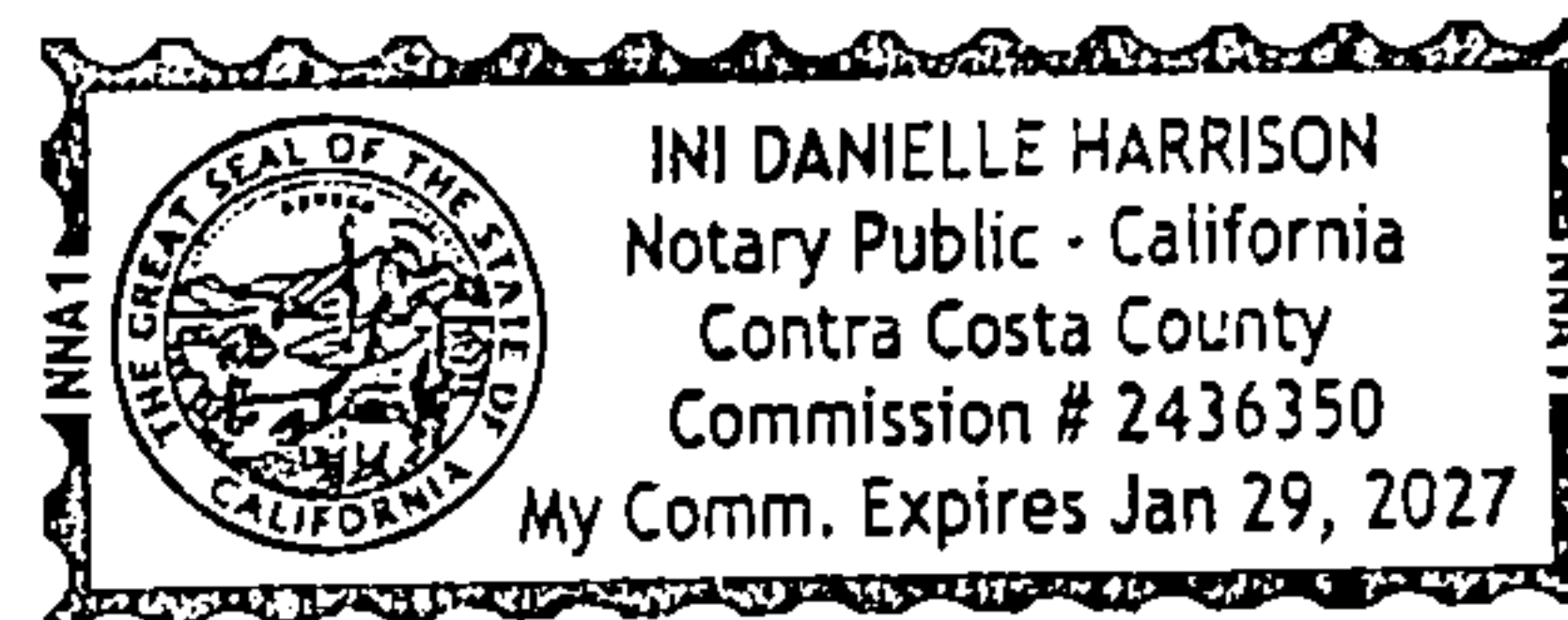
On February 20, 2025 before me, INI Harrison, Notary Public, personally appeared Rebecca Petty its authorized signatory on behalf of **NEXPOINT SFR SPE 2, LLC**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]

FOR NOTARY STAMP





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2025 10:50:53 AM
 \$91.00 BRITTANI
 20250304000064010

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 Nexpoint SFR SPE 2, LLC
 Mailing Address 300 Crescent Court, Suite 700
Dallas, TX 75201

Grantee's Name MADISON JONES AND DAVID LEWIS JONES III
 Mailing Address 252 Stonecreek Way
Helena, AL 35080

Property Address 252 Stonecreek Way
Helena, AL 35080

Date of Sale 2/20/2025
 Total Purchase Price \$290,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 2-28-25

Print Madison Jones David Lewis Jones III

Unattested

Stephanie Atkins
 (verified by)

Sign Madison Jones David Lewis Jones III
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1