

This document prepared by:
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Burr & Forman LLP
420 N. 20th Street, Suite 3400
Birmingham, Alabama 35203

**THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH OR SURVEY
AND WITH LEGAL DESCRIPTION PROVIDED BY GRANTOR.
NO REPRESENTATIONS CONCERNING TITLE OR THE ACCURACY OF THE LEGAL
DESCRIPTION ARE MADE BY THE PREPARER OF THIS INSTRUMENT.**

STATE OF ALABAMA)	Send Tax Notice to:
)	PR BORROWER 26, LLC
COUNTY OF <u>Shelby</u>)	P.O. Box 4090
		Scottsdale, AZ 85261

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to

HOME SFR BORROWER II, LLC, a Delaware limited liability company,
whose mailing address is **P.O. Box 4090, Scottsdale, AZ 85261**

(hereinafter referred to as "Grantor"), in hand paid by

PR BORROWER 26, LLC, a Delaware limited liability company,
whose mailing address is **P.O. Box 4090, Scottsdale, AZ 85261**

(hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents **GRANT, BARGAIN, SELL and CONVEY** unto the said Grantee the following described real property situated in Shelby County, Alabama (herein referred to as the "Property"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

**THE CONSIDERATION OF \$ 1,264,900.00 WAS DERIVED FROM
THE ASSESSOR'S MARKET VALUE.**

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, improvements, hereditaments, tenements, easements, rights-of-way, drives, alleys, ways, parking areas and appurtenances thereto bounding or belonging or in anywise appertaining to the Property (including, without limitation, all of the right, title and interest, if any, of Grantor in and to any land lying in the bed of any street, road or avenue, open or proposed, in front of or adjoining the Property, and all right, title and interest of Grantor, if any, in and to any award made or to be made in lieu thereof and in and to any unpaid award for damage to the Property by reason of change of grade of any street).

This conveyance is made subject to the following:

1. Taxes for the current and subsequent years which are not yet due and payable.
2. Any and all previous reservations or conveyances, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under the Property, together with all rights in connection therewith (however, minerals are conveyed as a part of the Property to the extent owned by Grantor); all recorded encumbrances, if any; recorded or unrecorded easements, liens, dedications, restrictions, covenants, declarations, reservations, limitations, conditions, uses, agreements, set-back lines, rights-of-way, subdivision and other regulations, utilities and other matters of record in the Probate Office of Shelby County, Alabama, and to all applicable zoning ordinances and/or restrictions, prohibitions and/or other requirements imposed by governmental authorities, if any; any rights of parties in possession; all recorded or unrecorded leases affecting the Property, if any; and any encroachments, overhangs, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the Property.

TO HAVE AND TO HOLD unto the said Grantee, and to the Grantee's successors and assigns, in fee simple forever.

IN WITNESS WHEREOF, Grantor has executed this Statutory Warranty Deed on the date of the acknowledgment below, to be effective as of April 9th, 2025.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK -
SIGNATURE PAGE FOLLOWS]**

GRANTOR:

HOME SFR BORROWER II, LLC,
a Delaware limited liability company

By: Joseph Bient
Name: Joseph Bient
Title: Authorized Signatory

State of Arizona, County of Maricopa ss.

On this 2 day of April, 2025, before me the undersigned officer personally appeared Joseph Bient, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Authorized Signatory of **HOME SFR BORROWER II, LLC**, a Delaware limited liability company, and that as such, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of **HOME SFR BORROWER II, LLC** by himself in his authorized capacity as such signor as his free and voluntary acceptance and the free and voluntary act and deed of **HOME SFR BORROWER II, LLC**.

Witness my hand and official seal.

Commission expires: _____

Jacklyn Depietro
Notary public signature

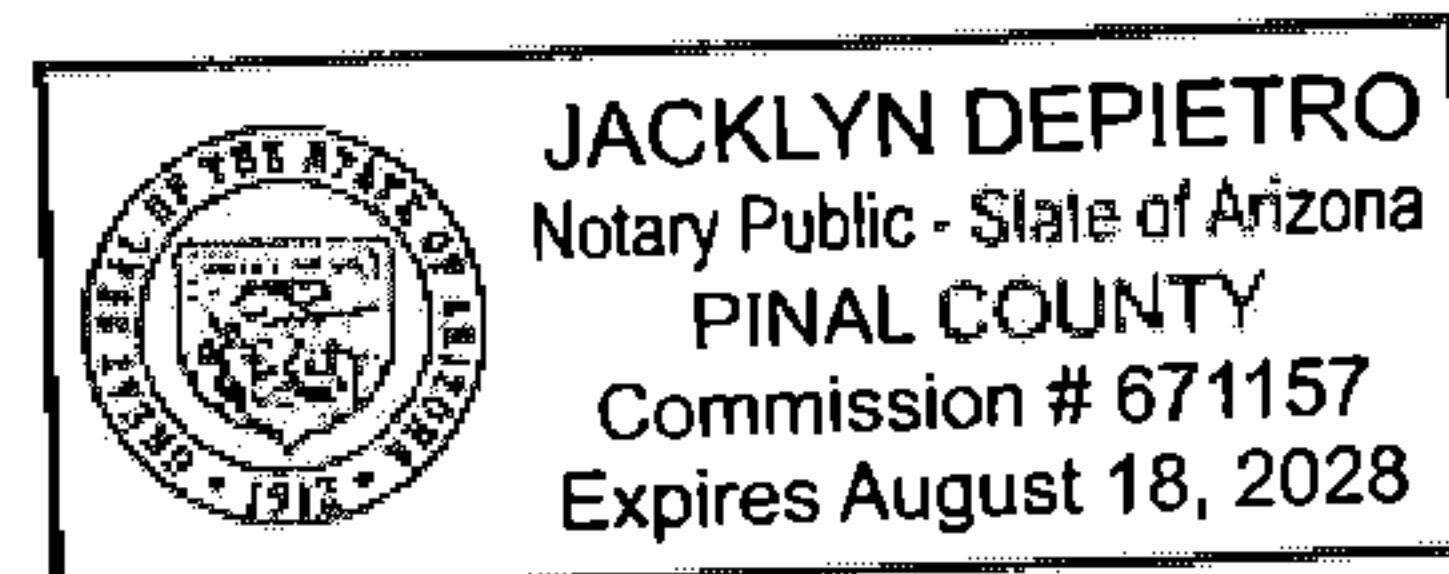


EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	County	State	Zip
1	677019	109 MERIMEADOWS DR	CALERA	SHELBY	AL	35040
2	677017	112 ENCLAVE AVE	CALERA	SHELBY	AL	35040
3	677034	125 SPRING ST	CALERA	SHELBY	AL	35040
4	677013	169 STONEBRIAR DR	CALERA	SHELBY	AL	35040
5	677031	194 VILLAGE DR	CALERA	SHELBY	AL	35040
6	677023	224 STONECREEK PL	CALERA	SHELBY	AL	35040

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 109 MERIMEADOWS DR, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677019

TAX PARCEL ID/APN: 284200000091.00

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE COUNTY OF SHELBY AND STATE OF ALABAMA BEING KNOWN AND DESIGNATED AS FOLLOWS: LOT 81, ACCORDING TO THE SURVEY OF THE MEADOWS AT MERIWEATHER, PHASE 1, AS RECORDED IN MAP BOOK 33, PAGE 69, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 112 ENCLAVE AVE, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677017

TAX PARCEL ID/APN: 351022002004.000

LOT 4, ACCORDING TO THE SURVEY OF THE ENCLAVE PHASE 1, AS RECORDED IN MAP BOOK 38, PAGE 1, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 125 SPRING ST, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677034

TAX PARCEL ID/APN: 228330002114.000

LOT 102, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 4, AS RECORDED IN
MAP BOOK 26, PAGE 111, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-4

STREET ADDRESS: 169 STONEBRIAR DR, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677013

TAX PARCEL ID/APN: 286230000007.010

LOT 116A, ACCORDING TO THE SURVEY OF STONEBRIAR PHASE I, AS RECORDED IN
MAP BOOK 38, PAGE 61, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-5

STREET ADDRESS: 194 VILLAGE DR, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677031

TAX PARCEL ID/APN: 227352002138.000

LOT 159, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTION 4, AS RECORDED IN MAP BOOK 33, PAGE 86, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-6

STREET ADDRESS: 224 STONECREEK PL, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677023

TAX PARCEL ID/APN: 283060004018.000

LOT 31, ACCORDING TO THE FINAL PLAT OF STONECREEK, PHASE 3, AS RECORDED IN MAP BOOK 36, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name HOME SFR BORROWER II, LLC
 Mailing Address P.O. BOX 4090
SCOTTSDALE, AZ 85261

Grantee's Name PR BORROWER 26, LLC
 Mailing Address P.O. BOX 4090
SCOTTSDALE, AZ 85261

Property Address SEE EXHIBIT A

Date of Sale 4/9/2025

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 1,264,900.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
05/16/2025 03:36:10 PM
\$1317.00 JOANN
20250516000150690

Allen S. Bayl

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 4/9/2025

Print Derius Ealey

☐ Unattested

Sign

D. Ealey

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1