

This document prepared by:
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**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)
)
COUNTY OF Shelby)

Send Tax Notice to:
PR BORROWER 26, LLC
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 III, 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 \$ 3,455,400.00 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 III, LLC,
a Delaware limited liability company

By: Joseph Bieret
Name: Joseph Bieret
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 Bieret, personally known to me (or proved to me on the basis of satisfactory evidence) to be the Authorized Signatory of **HOME SFR BORROWER III, 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 III, 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 III, LLC**.

Witness my hand and official seal.

Commission expires: _____

Jacklyn DePietro
Notary public signature

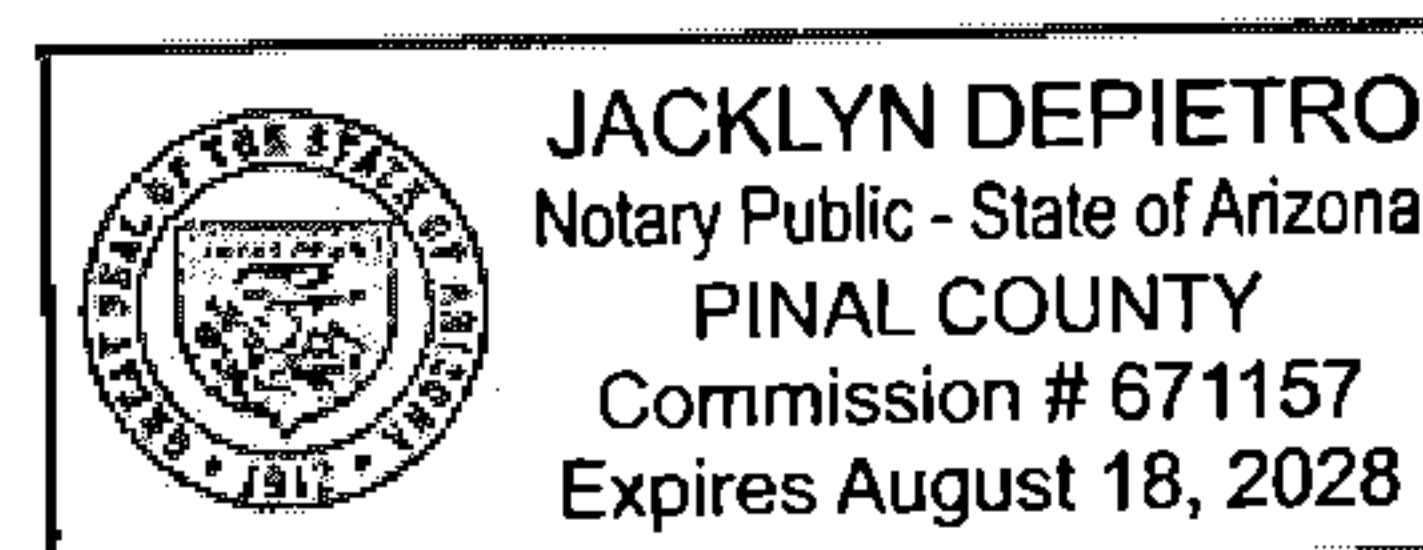


EXHIBIT "A"

PROPERTY SCHEDULE

Count	File Number	Address	City	County	State	Zip
1	677061	1016 PILGRIM LN	MONTEVALLO	SHELBY	AL	35115
2	677065	105 SPRING PL	ALABASTER	SHELBY	AL	35007
3	677037	1061 VILLAGE TRAIL	CALERA	SHELBY	AL	35040
4	677087	109 BERMUDA LAKE DR	ALABASTER	SHELBY	AL	35007
5	677040	1101 VILLAGE TRAIL	CALERA	SHELBY	AL	35040
6	677096	113 ASHBY ST	CALERA	SHELBY	AL	35040
7	677056	1180 WHIPPOORWILL DR	ALABASTER	SHELBY	AL	35007
8	677086	200 STONECREEK PL	CALERA	SHELBY	AL	35040
9	677049	205 WATERSTONE CT	MONTEVALLO	SHELBY	AL	35115
10	677101	2071 KERRY CIRCLE	CALERA	SHELBY	AL	35040
11	677102	2122 TIMBERLINE DR	CALERA	SHELBY	AL	35040
12	677074	384 VINCENT ST	ALABASTER	SHELBY	AL	35007
13	677078	532 BUCK CREEK LN	ALABASTER	SHELBY	AL	35007
14	677058	600 WATERFORD LN	CALERA	SHELBY	AL	35040
15	677048	6031 KENSINGTON WAY	CALERA	SHELBY	AL	35040
16	677053	626 WATERFORD LN	CALERA	SHELBY	AL	35040

LEGAL DESCRIPTIONS

EXHIBIT A-1

STREET ADDRESS: 1016 PILGRIM LN, MONTEVALLO, AL, 35115

COUNTY: SHELBY

CLIENT CODE: 677061

TAX PARCEL ID/APN: 271020005027.000

LOT 5, ACCORDING TO THE MAP OF LEXINGTON PARC, SECTOR I, AS RECORDED IN MAP BOOK 38, PAGE 81, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-2

STREET ADDRESS: 105 SPRING PL, ALABASTER, AL, 35007

COUNTY: SHELBY

CLIENT CODE: 677065

TAX PARCEL ID/APN: 137261002018.000

LOT 18, ACCORDING TO THE SURVEY OF SPRING GATE, SECTOR 1, PHASE TWO, AS RECORDED IN MAP BOOK 18, PAGE 148, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-3

STREET ADDRESS: 1061 VILLAGE TRAIL, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677037

TAX PARCEL ID/APN: 227352002027.000

LOT 358, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-4

STREET ADDRESS: 109 BERMUDA LAKE DR, ALABASTER, AL, 35007

COUNTY: SHELBY

CLIENT CODE: 677087

TAX PARCEL ID/APN: 232034001046.109

LOT 6, BLOCK 10, ACCORDING TO THE SURVEY OF BERMUDA LAKE ESTATES, FIRST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-5

STREET ADDRESS: 1101 VILLAGE TRAIL, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677040

TAX PARCEL ID/APN: 227352002037.000

LOT 348, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE-SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-6

STREET ADDRESS: 113 ASHBY ST, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677096

TAX PARCEL ID/APN: 284171003049.000

LOT 161, ACCORDING TO THE SURVEY OF CAMDEN COVE WEST SECTOR 3, AS RECORDED IN MAP BOOK 35, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-7

STREET ADDRESS: 1180 WHIPPOORWILL DR, ALABASTER, AL, 35007

COUNTY: SHELBY

CLIENT CODE: 677056

TAX PARCEL ID/APN: 137263002015.075

LOT 16, IN BLOCK 5, ACCORDING TO THE SURVEY OF MEADOWLARK, AS RECORDED
IN MAP BOOK 7, PAGE 98, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-8

STREET ADDRESS: 200 STONECREEK PL, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677086

TAX PARCEL ID/APN: 28 3 06 0 004 024.000

LOT NUMBER TWENTY FIVE (25), 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.

EXHIBIT A-9

STREET ADDRESS: 205 WATERSTONE CT, MONTEVALLO, AL, 35115

COUNTY: SHELBY

CLIENT CODE: 677049

TAX PARCEL ID/APN: 283060010013.000

LOT 62, ACCORDING TO THE SURVEY OF WATERSTON, PHASE 2, AS RECORDED IN MAP BOOK 42, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-10

STREET ADDRESS: 2071 KERRY CIRCLE, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677101

TAX PARCEL ID/APN: 285162011004.000

LOT 26, ACCORDING TO THE MAP AND SURVEY OF KINSALE GARDEN HOMES, 3RD SECTOR, AS RECORDED IN MAP BOOK 41, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-11

STREET ADDRESS: 2122 TIMBERLINE DR, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677102

TAX PARCEL ID/APN: 34 3 06 3 002 013.000

LOT 113, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE, AS RECORDED IN MAP BOOK 34, PAGE 117 A, B, C AND D, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-12

STREET ADDRESS: 384 VINCENT ST, ALABASTER, AL, 35007

COUNTY: SHELBY

CLIENT CODE: 677074

TAX PARCEL ID/APN: 237260013032.000

LOT 63, INCLUSIVE, SOUTHFIELD GARDENS, ACCORDING TO THE PLAT THEREOF, RECORDED IN MAP BOOK 38, PAGE 100, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-13

STREET ADDRESS: 532 BUCK CREEK LN, ALABASTER, AL, 35007

COUNTY: SHELBY

CLIENT CODE: 677078

TAX PARCEL ID/APN: 231113003033.000

LOT 33, ACCORDING TO THE SURVEY OF BUCK CREEK LANDING, AS RECORDED IN MAP BOOK 20, PAGE 136, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-14

STREET ADDRESS: 600 WATERFORD LN, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677058

TAX PARCEL ID/APN: 228341005008.000

LOT 567, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 1, AS RECORDED IN MAP BOOK 34, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-15

STREET ADDRESS: 6031 KENSINGTON WAY, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677048

TAX PARCEL ID/APN: 228341010018.000

LOT 65, ACCORDING TO THE SURVEY OF KENSINGTON PLACE, PHASE 1 SECTOR 2, AS RECORDED IN MAP BOOK 40, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

EXHIBIT A-16

STREET ADDRESS: 626 WATERFORD LN, CALERA, AL, 35040

COUNTY: SHELBY

CLIENT CODE: 677053

TAX PARCEL ID/APN: 228341005002.000

LOT 573, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 4, PHASE I, AS RECORDED IN MAP BOOK 34, PAGE 73, IN THE PROBATE OFFICE OF 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 III, 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 \$ 3,455,400.00

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
☐ 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

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL (verified by)
05/16/2025 03:36:11 PM
\$3522.50 JOANN
20250516000150700

Sign



(Grantor/Grantee/Owner/Agent) circle one



Form RT-1

Allen S. Bayl