

20250709000207050
07/09/2025 12:34:26 PM
CORDEED 1/3

**** RE-RECORDING DEED PREVIOUSLY RECORDED 1/10/2022
INSTRUMENT #20220110000010140 TO CORRECT THE GRANTEES
NAME ON THE REAL ESTATE SALES VALIDATION FORM ****

20220110000010140
01/10/2022 08:45:01 AM
DEEDS 1/3

This Instrument Prepared By:
Kyle England, Esq.
Bar ID No. 5936-N87Z
SPAETH & DOYLE LLP
950 S. Cherry Street, Suite 1220
Denver, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Sixty Thousand And No/100 DOLLARS (\$260,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. I, **Michael D. Moore, adjointed by wife Emily Sills Delzell** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **MCH SFR PROPERTY OWNER 2 LLC, a Delaware Limited Liability Company** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 17, BLOCK 3, ACCORDING RESURVEY OF GEORGE'S SUBDIVISION OF KEYSTONE SECTOR THREE AS RECORDED IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN MAP BOOK 4, PAGE 33 SITUATED IN THE TOWN OF ALABASTER, SHELBY COUNTY, ALABAMA

Also known by street and number as: 1330 Hillwood Drive, Alabaster, AL 35007
Parcel Identification Number: 13 7 25 3 002 052.000

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

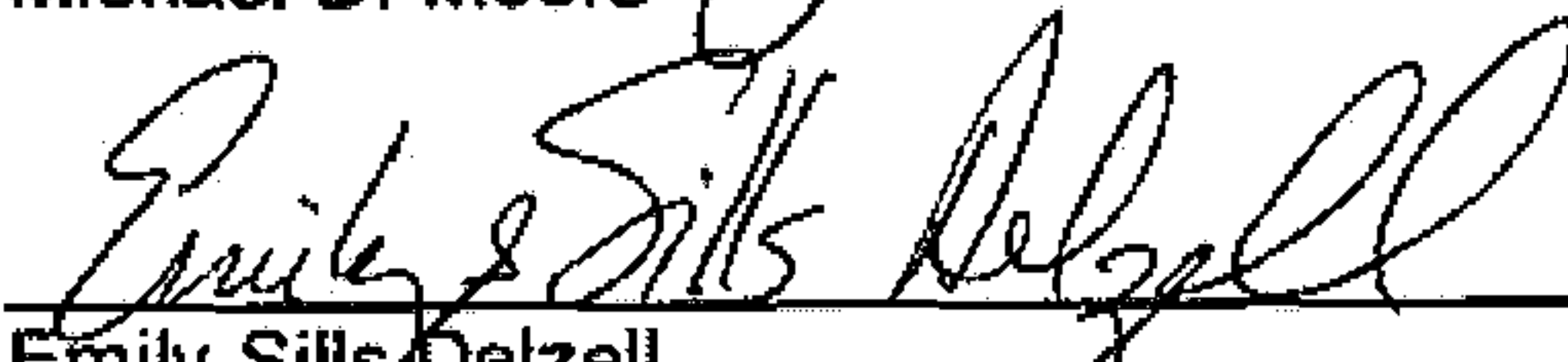
TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that he has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

20220110000010140 01/10/2022 08:45:01 AM DEEDS 2/3

IN WITNESS WHEREOF I have hereunto set my hands and seals, this 6 day of January, 2022.


Michael D. Moore

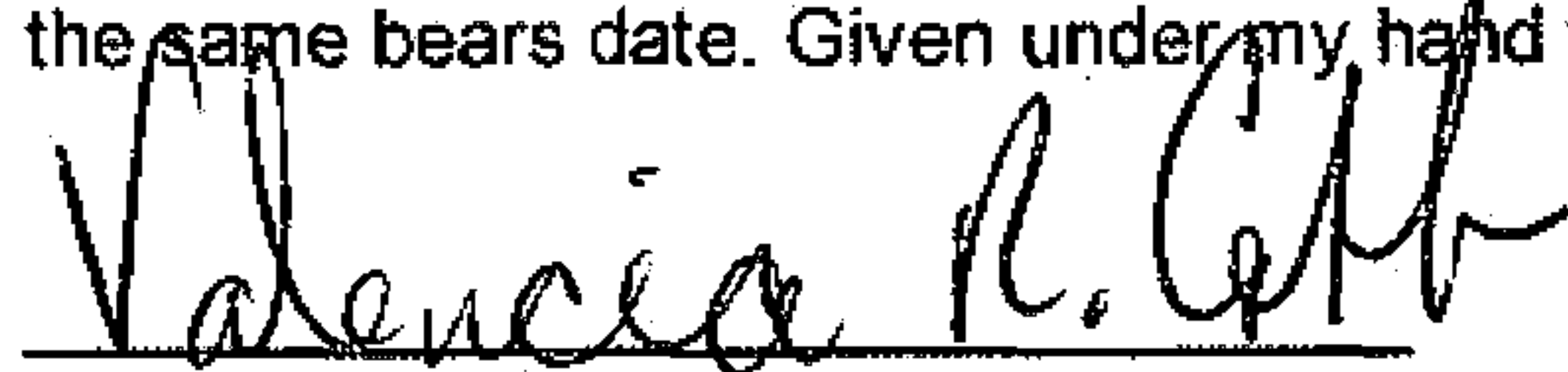

Emily Sills Delzell

STATE OF ALABAMA

COUNTY OF SHELBY

I, Valencia R. Cobb (name), notary public, hereby certify that Michael D. Moore, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 6th day of January, A.D. 2022. VR

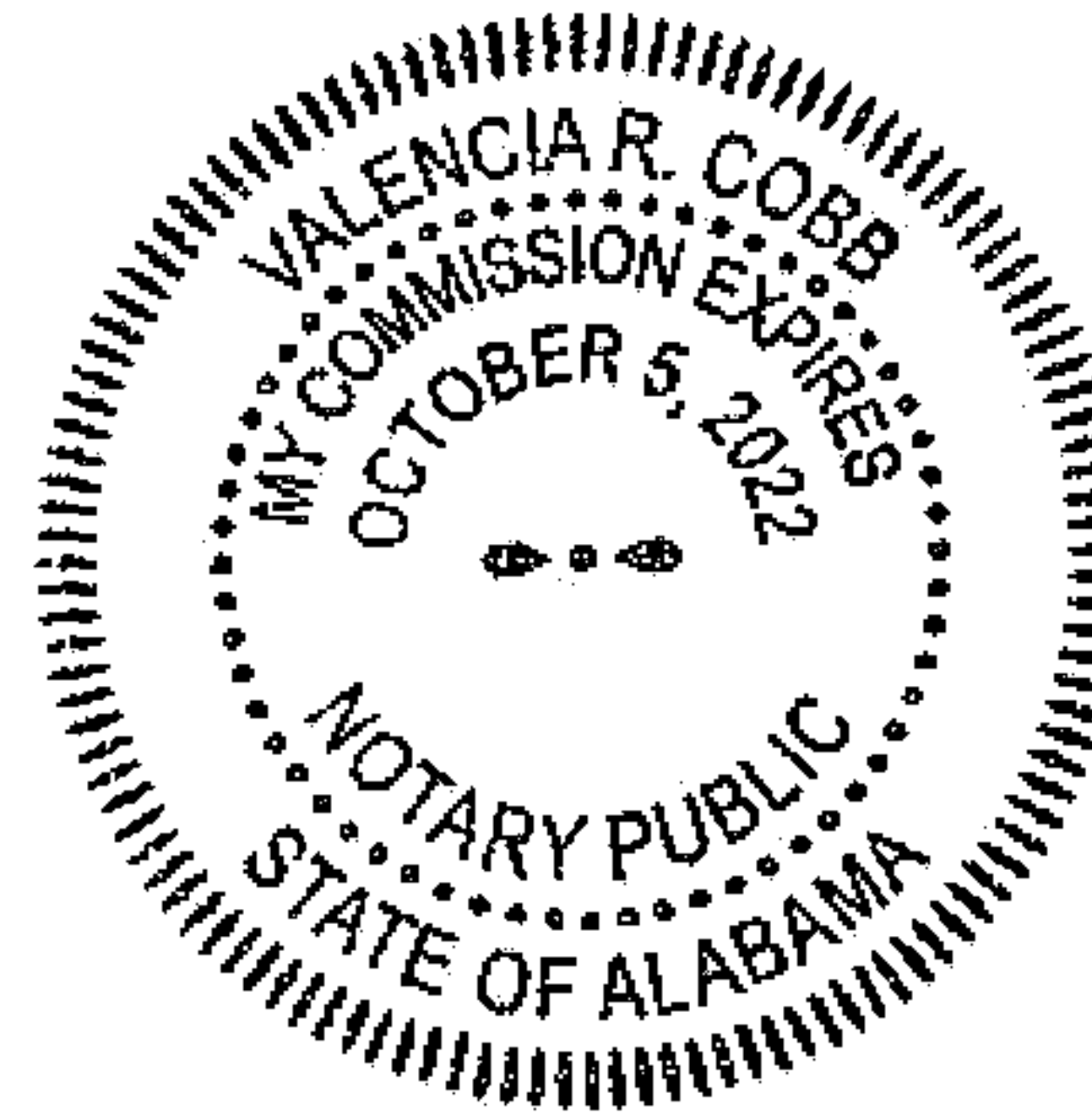
I, Valencia R. Cobb (name), notary public, hereby certify that Emily Sills Delzell, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 6th day of January, A.D. 2022. VR

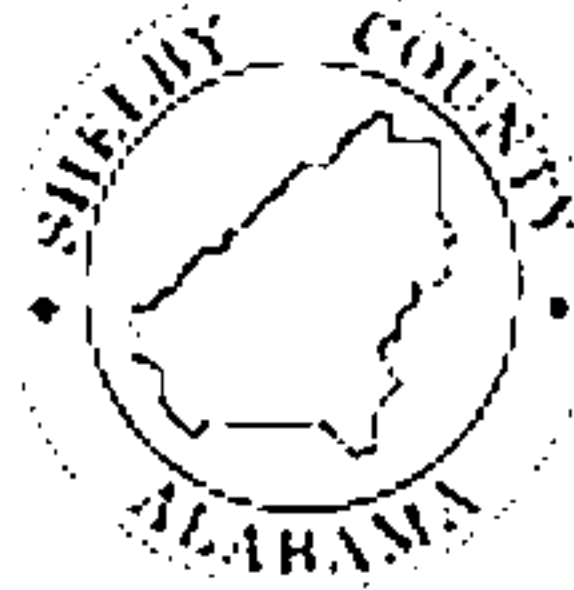

Valencia R. Cobb

Notary Public

Witness my hand and official seal.

My Commission Expires: 10-5-2022





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/09/2025 12:34:26 PM
 \$29.00 KELSEY
 20250709000207050

Alex S. Bayl

20220110000010140 01/10/2022 08:45:01 AM DEEDS 3/3

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Michael D. Moore

Mailing Address: 1330 Hillwood Drive
 Alabaster, AL 35007

Property Address: 1330 Hillwood Drive
 Alabaster, AL 35007

***** MCH SFR PROPERTY OWNER 2 LLC**

Grantee's Name: ~~MCH SFR PROPERTY OWNER 2 LLC~~
 a Delaware Limited Liability Company

Mailing Address: 14355 Commerce Way
 Miami Lakes, FL 33016

Date of Sale: January 6⁷, 2022 ^{GS}
 Total Purchase Price: \$260,000.00

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.

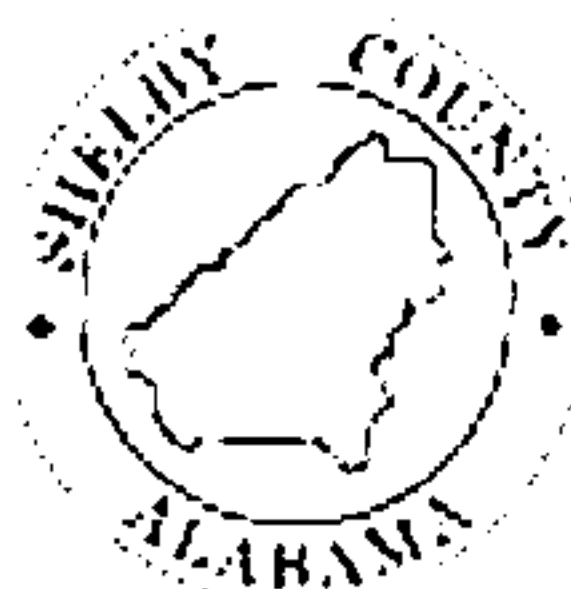
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 1-6-22

____ Unattested _____
 (verified by)

Print: MICHAEL D. MOORE

Sign: *Michael D. Moore*
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/10/2022 08:45:01 AM
 \$288.00 CHERRY
 20220110000010140

Alex S. Bayl