

This Instrument Prepared By:
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Eighteen Thousand And No/100 DOLLARS (\$318,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Tenesha Nicole Dial and Frederick Wendell Speed** (herein referred to as GRANTORS), does hereby GRANT, BARGAIN, SELL and CONVEY unto **FKH SFR Q, L.P., a Delaware limited partnership** (herein referred to as GRANTEE), GRANTEE'S heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 21-32, AS SHOWN ON THE CHELSEA PARK 21ST SECTOR, PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 55, PAGE(S) 98A AND 98B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 260 Chelsea Park Circle, Chelsea, AL 35043
APN/Parcel ID: 16 3 06 2 004 032.000

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, GRANTEE'S heirs and assigns FOREVER.

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

As used herein, each gender shall include all genders, and the singular shall include the plural and the plural the singular as the context shall require.

IN WITNESS WHEREOF, GRANTOR have hereunto set the hands and seals below, this 21st day of July, 2025.

Tenesha Nicole Dial
Tenesha Nicole Dial

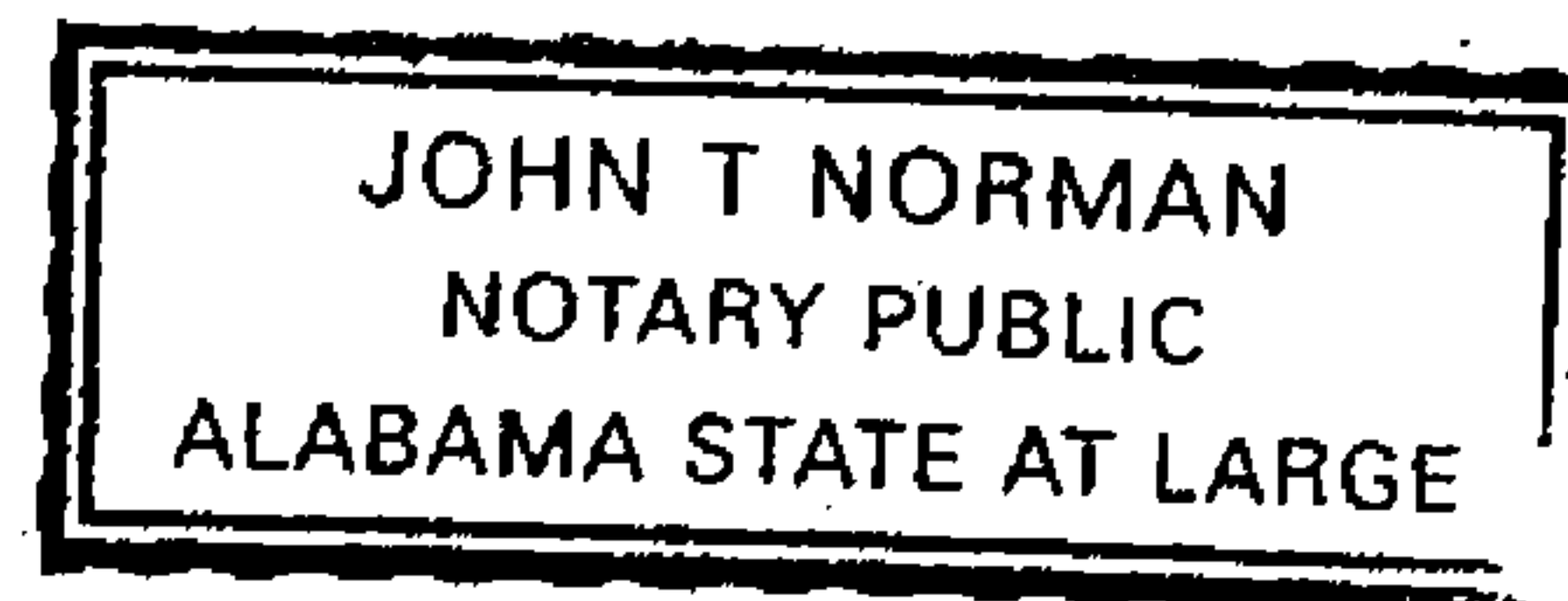
Frederick Wendell Speed
Frederick Wendell Speed

STATE OF Alabama

COUNTY OF Shelby

I, John T Norman, a Notary Public, do hereby certify that Tenesha Nicole Dial and Frederick Wendell Speed whose name are signed to the foregoing conveyance, and who is/are 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 this 21st day of July, 2025

John T. Norman
Notary Public
Witness my hand and official seal.
My Commission Expires: 1/3/2027



Grantor's Address: 1129 47th St, Birmingham, AL 35208
Grantee's Address: 600 Galleria Parkway, Suite 300, Atlanta, GA 30339
Property Address: 260 Chelsea Park Circle, Chelsea, AL 35043

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Tenesha Nicole Dial and Frederick Wendell Speed

Grantee's Name: FKH SFR Q, L.P., a Delaware limited partnership

Mailing Address: 260 Chelsea Park Circle
Chelsea, AL 35043

Mailing Address: 600 Galleria Parkway
Suite 300
Atlanta, GA 30339

Property Address: 260 Chelsea Park Circle
Chelsea, AL 35043

Date of Sale: ~~July 18, 2025~~ July 21, 2025 A H

Total Purchase Price: \$318,000.00

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

☐ 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: 7/21/2025

Print: Tenesha Nicole Dial Frederick Wendell Speed

Unattested John P. Morris (verified by)

Sign: Tenesha Nicole Dial Frederick Wendell Speed (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/23/2025 09:36:09 AM
\$346.00 BRITTANI
20250723000222990

Allen S. Boyd