

**AFTER RECORDING RETURN TO:**

Spruce  
5717 Legacy Drive, Suite 250  
Plano, TX 75024  
File No. 114360095679

**MAIL TAX STATEMENTS TO:**

Jonathan Garner  
205 High Ridge Drive  
Pelham, AL 35124

This document prepared by:

George M. Vaughn, Esq.  
8940 Main Street  
Clarence, NY 14031  
866-333-3081

Parcel ID No.: 13 7 25 3 004 033.000

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this 23rd day of September, 2025, by and between **NexPoint SFR SPE 2, LLC, a Delaware limited liability company**, located at 300 Crescent Court, Suite 700, Dallas, TX 75201, hereinafter referred to as Grantor(s) and **Jonathan Garner and Marianne Garner, Husband and Wife, for and during their joint lives, and upon the death of either of them, then to the survivor of them**, residing at 205 High Ridge Drive, Pelham, AL 35124, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars (\$255,000.00), 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 AL:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 205 High Ridge Drive, Pelham, AL 35124

Prior instrument reference: Instrument No. 20220825000333280, Recorded: 08/25/2022

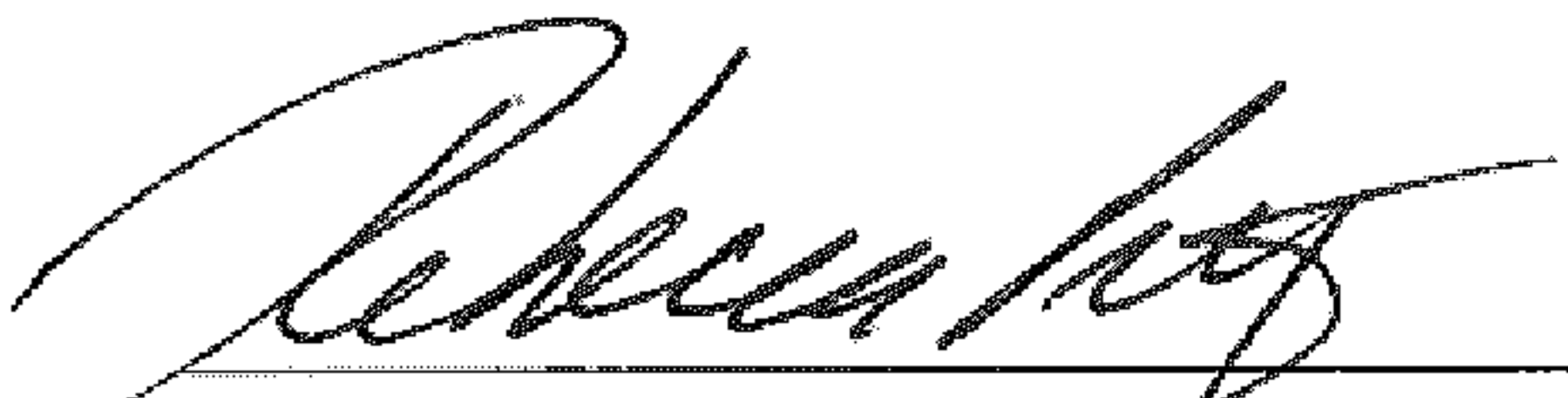
This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**NexPoint SFR SPE 2, LLC, a Delaware limited liability company**



Name: *Rebecca Betty*  
Title: *Authorized Signatory*

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of **NexPoint SFR SPE 2, LLC, a Delaware limited liability company** is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said **NexPoint SFR SPE 2, LLC, a Delaware limited liability company**.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

~~NOTARY PUBLIC~~

~~My commission expires: \_\_\_\_\_~~

**See Attached  
Notarial Certificate**

No title exam performed by the preparer. Legal description and party's names provided by the party.

### ACKNOWLEDGMENT

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 California  
County of Alameda

On SEP 23 2025 before me, Danielle C. Sees, notary  
(insert name and title of the officer)

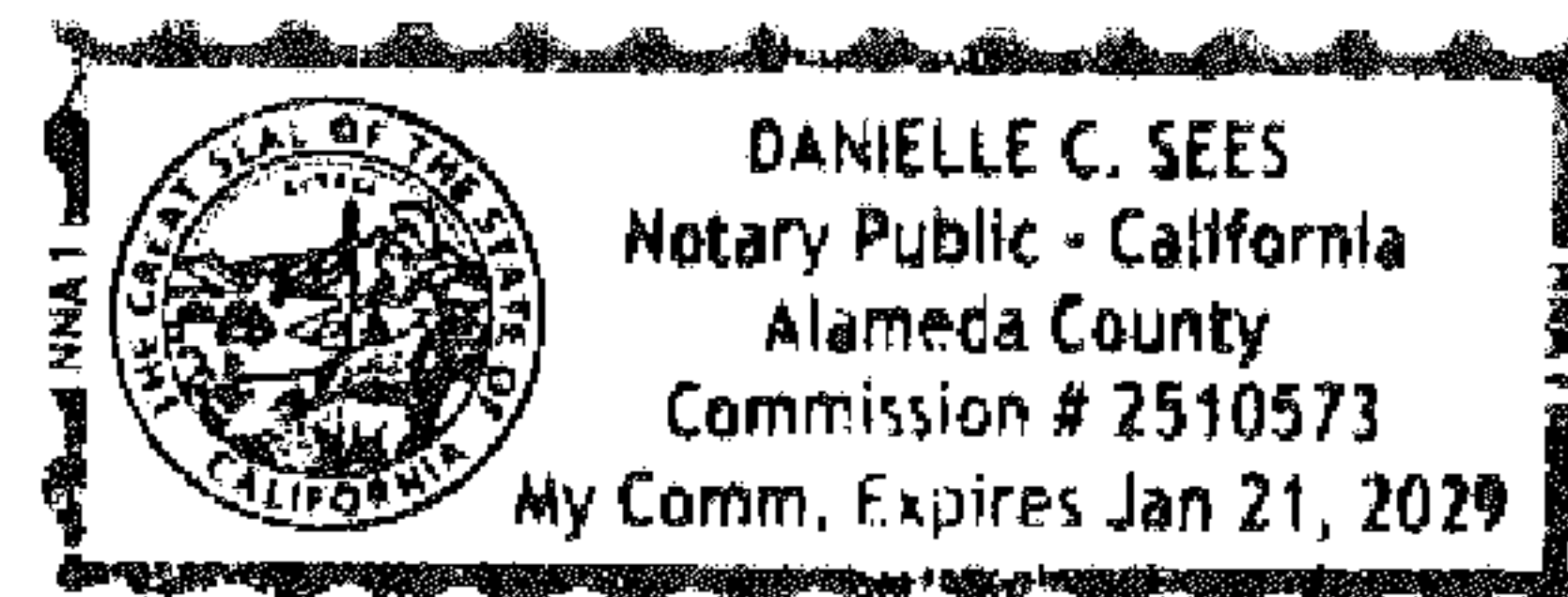
personally appeared Rebecca Petty,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *D. C. Sees*

(Seal)



**EXHIBIT A**  
**LEGAL DESCRIPTION**

The following real property located in Shelby County, Alabama to-wit:

Lot 89, according to a Resurvey of Final Plat, High Ridge Village, Phase 4, as recorded in Map Book 29, Page 83, in the Probate Office of Shelby County, Alabama.

Parcel ID No.: 13 7 25 3 004 033.000

Property commonly known as: 205 High Ridge Drive, Pelham, AL 35124

**Real Estate Sales Validation Form**

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

NexPoint SFH SPE 2, LLC, a Delaware limited liability company

Jonathan Garner and Marianne Garne

Grantor's Name \_\_\_\_\_  
 Mailing Address 300 Crescent Court  
Suite 700  
Dallas, TX 75201

Grantee's Name \_\_\_\_\_  
 Mailing Address 205 High Ridge Drive  
Pelham, AL 35124

Property Address 205 High Ridge Drive  
Pelham, AL 35124

Date of Sale 09/23/2025  
 Total Purchase Price \$255,000.00  
 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  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 9/23/2025  
 Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Inattested Shelby County, AL  
 09/25/2025 01:11:06 PM (verified by)  
 \$39.00 JOANN  
 20250925000294700

Print Rebecca Petty - Authorized Signatory  
 Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one



*Alvin S. Bevil*