

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Eighty-Five Thousand And No/100 DOLLARS (\$185,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof, is hereby acknowledged. We, **FKH SFR Propco A, L.P., a Delaware limited partnership** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Brandon McAway, a married man and Sharon McAway, a single woman, as joint tenants** (herein referred to as GRANTEES), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 10, ACCORDING TO THE PLAT OF OLD IVY SUBDIVISION, PHASE I, BEING A RESURVEY OF PORTIONS OF LOTS 22 - 32 TRACT FIFTY ONE SUBDIVISION, PARCEL "B", RECORDED IN MAP BOOK 11, PAGE 26, ALL SITUATED IN THE SOUTHWEST 1/4 OF SECTION 14 AND THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 2 WEST, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, AS RECORDED IN MAP BOOK 35, PAGE 43A AND 43B, AND AS AMENDED IN THE AMENDED MAP OF OLD IVY SUBDIVISION, PHASE I, RECORDED IN MAP BOOK 36, PAGE 5A AND 5B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 112 Ivy Trace, Calera, AL 35040
APN/Parcel ID: 28 6 14 0 000 003.012

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.

\$157,250 of the above mentioned purchase price was paid for from the mortgage loans which closed simultaneously herewith

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEES, their heirs and assigns FOREVER.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 24th day of June, 2025.

FKH SFR PropCo A, L.P., a Delaware limited partnership
By: FKH SFR Propco A GP, LLC, a Delaware limited liability company
Its: General Partner

By: _____

Name: Jacqueline Barnes
Its: Authorized Signatory

STATE OF GEORGIA

COUNTY OF COBB

I, Juleigh P. Brown, a Notary Public, in and for said County in said State, do hereby certify that Jacqueline Barnes as Authorized Signatory for FKH SFR Propco A GP, LLC, a Delaware limited liability company, Its: General Partner for FKH SFR Propco A, L.P., a Delaware limited partnership, 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 (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

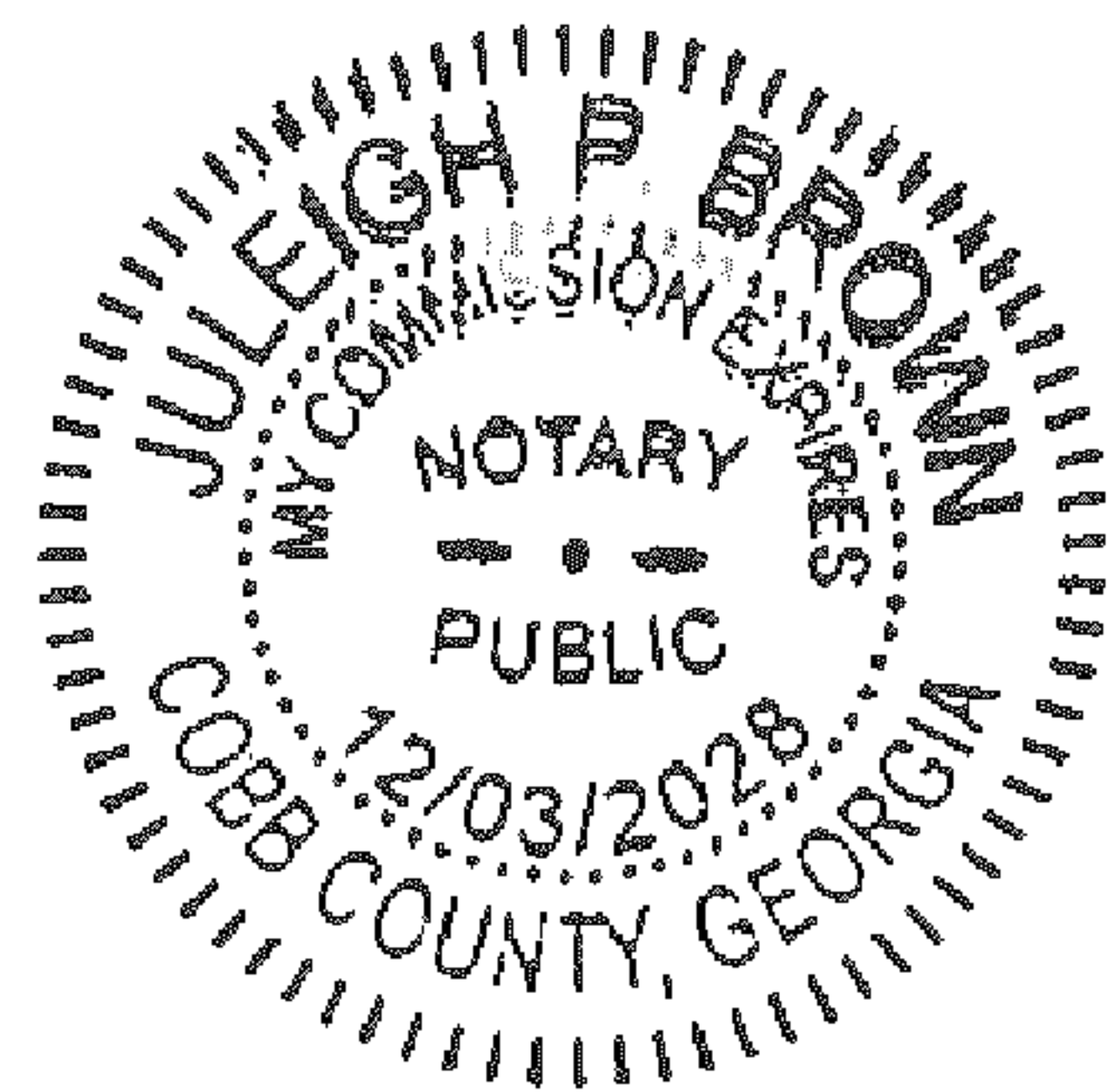
Given under my hand this this 24th day of June, 2025

Juleigh P. Brown
Notary Public

Witness my hand and official seal.

My Commission Expires: 12.03.2028

Grantor's Address: 600 Galleria Parkway, Suite 300, Atlanta, GA 30339
Grantee's Address: 1631 Lake Cyrus Club Drive, Hoover, AL 35244
Property Address: 112 Ivy Trace, Calera, AL 35040



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: FKH SFR Propco A, L.P., a Delaware limited partnership

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

Property Address: 112 Ivy Trace Calera, AL 35040

Grantee's Name: Brandon McAway and Sharon McAway

Mailing Address: 1631 Lake Cyrus Club Drive Hoover, AL 35244

Date of Sale: June 30, 2025

Total Purchase Price: \$185,000.00

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.

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: 6/24/2025

Unattested _____

(verified by)

Print: Jacqueline Barnes

FKH SFR Propco A, L.P., a Delaware limited partnership

By: FKH SFR Propco A GP, LLC, a Delaware limited liability company, its General Partner

Sign: By: _____

(Grantor/Grantee/Owner/Agent) circle one

Name: Jacqueline Barnes

Its: Authorized Signatory

appropriate income tax form. For more information, see Pub. 523, Pub. 525, and Pub. 530.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2025 08:10:24 AM
\$59.00 PAYGE
20251014000315880

Allen S. Bayl