

**AFTER RECORDING RETURN TO:**

Spruce  
5717 Legacy Drive, Suite 250  
Plano, TX 75024  
File No. 114360095891

**MAIL TAX STATEMENTS TO:**

Thandi K. Wells  
7012 Kensington Avenue  
Calera, AL 35040

This document prepared by:

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

Parcel ID No.: 22 8 34 1 011 040.000

**SPECIAL WARRANTY DEED**

THIS DEED made and entered into on this **16th day of October, 2025** by and between **NexPoint SFR SPE 2, LLC**, located at 300 Crescent Court, Dallas, TX 75201, hereinafter referred to as Grantor(s) and **Thandi Kenyetta Wells, an unmarried person**, residing at 7012 Kensington Avenue, Calera, AL 35040, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor, for and in consideration of the sum of Two Hundred Ninety Three Thousand Five Hundred and 00/100 Dollars (\$293,500.00), 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: 7012 Kensington Avenue, Calera, AL 35040

Prior instrument reference: Instrument No. 20220825000333290, 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 16 day of October, 2025.

**NexPoint SFR SPE 2, LLC**

Danielle C Sees  
Name: DANIELLE C SEES  
Title: AUTHORIZED SIGNATORY

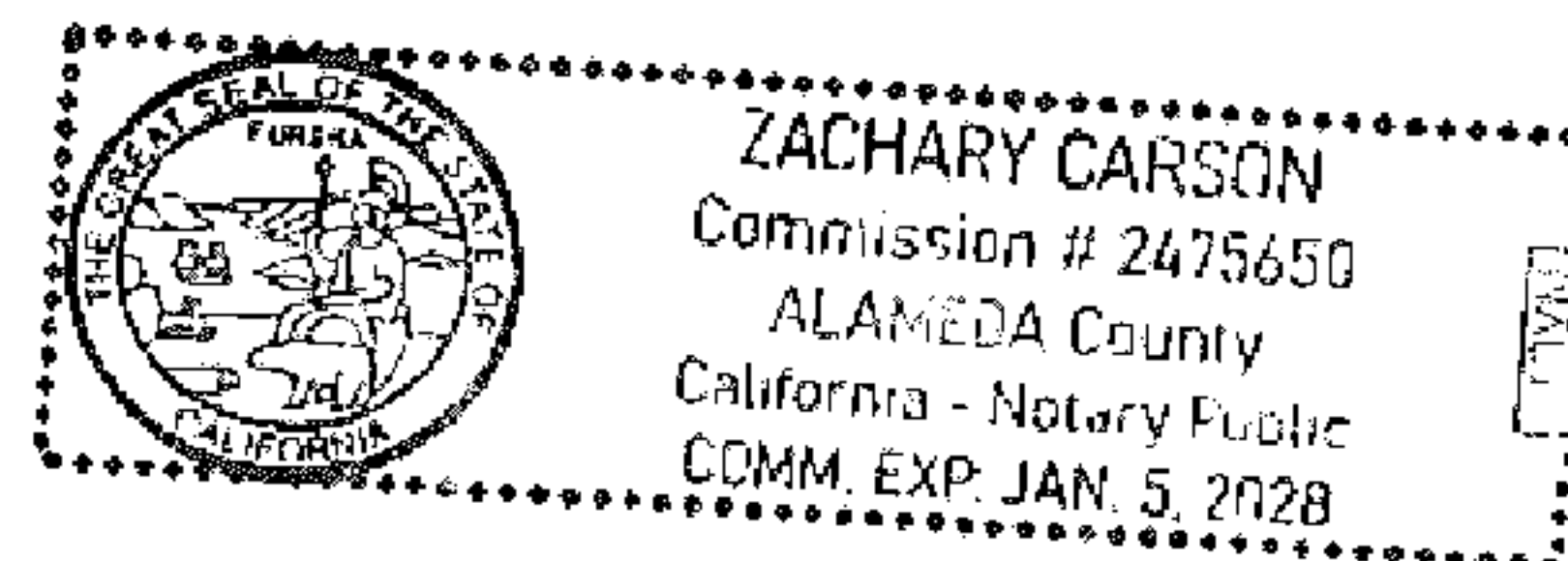
STATE OF \_\_\_\_\_  
COUNTY OF Alameda, CA

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Danielle Sees, whose name as AUTH SIGN of NexPoint SFR SPE 2, LLC 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.

Given under my hand and seal this the 16 day of October, 2025.

Zachary Carson  
NOTARY PUBLIC

My commission expires: JAN 05 2028



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

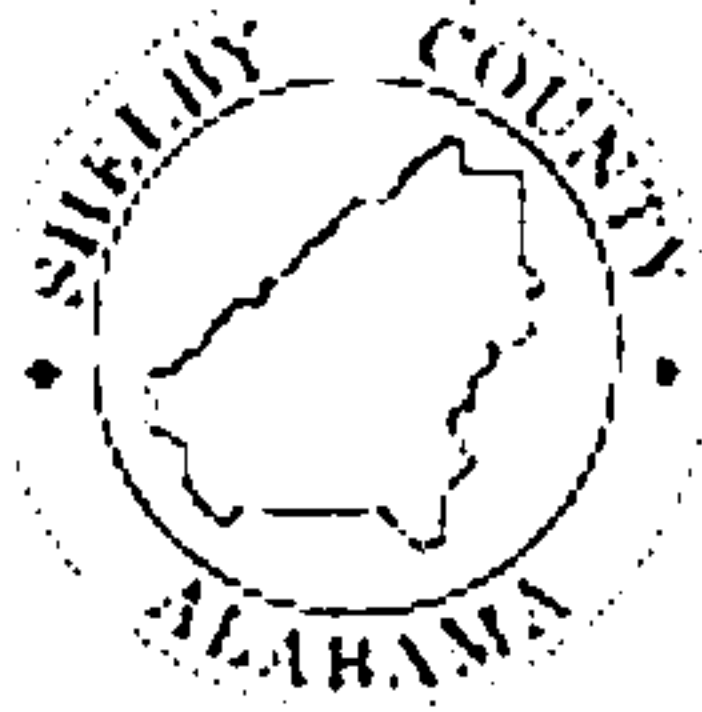
**EXHIBIT A**  
**LEGAL DESCRIPTION**

The following real estate, situate in the County of Shelby, State of Alabama and described as follows:

Lot 159, according to the Survey of Kensington Place, Phase II, as recorded in Map Book 42, Page 117, in the Probate Office of Shelby County, Alabama.

Parcel ID No.: 22 8 34 1 011 040.000

Property commonly known as: 7012 Kensington Avenue, Calera, AL 35040



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/09/2025 08:05:17 AM  
\$36.50 PAYGE  
20251209000375710

*Allen S. Bayl*

**Real Estate Sales Validation Form**

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

Grantor's Name NexPoint SFR SPE 2, LLC  
Mailing Address 300 Crescent Court  
Dallas, TX 75201

Grantee's Name Thandi Kenyetta Wells  
Mailing Address 7012 Kensington Avenue  
Calera, AL 35040

Property Address 7012 Kensington Avenue  
Calera, AL 35040

Date of Sale 12/04/2025  
Total Purchase Price \$293,500.00  
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 10/16/2025

Print DANIELLE C SAYS

Unattested \_\_\_\_\_  
(verified by)

Sign *Danielle C Says*

NexPoint SFR SPE 2, LLC  Grantor  Grantee/Owner/Agent) circle one

By Danielle Says  
Name \_\_\_\_\_  
Title. Authorized Signatory