

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 **Two Hundred Fifteen Thousand And No/100 DOLLARS (\$215,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **FKH SFR PropCo B-HLD, LP, a Delaware limited partnership** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Green Fox LLC, an Alabama 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 1, ACCORDING TO THE SURVEY OF NAVAJO PINES, AS RECORDED IN MAP BOOK 5, PAGE 108, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 1805 Mohawk Dr, Alabaster, AL 35007
APN/Parcel ID: 13 8 34 3 001 047.000

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.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 30 day of March, 2026.

FKH SFR PropCo B-HLD, LP, a Delaware limited partnership
By: FKH SFR Propco B GP, LLC, a Delaware limited liability company
Its: General Partner

By: *Jacqueline Barnes*

Name: Jacqueline Barnes
Its: Authorized Signatory

STATE OF GEORGIA

COUNTY OF COBB

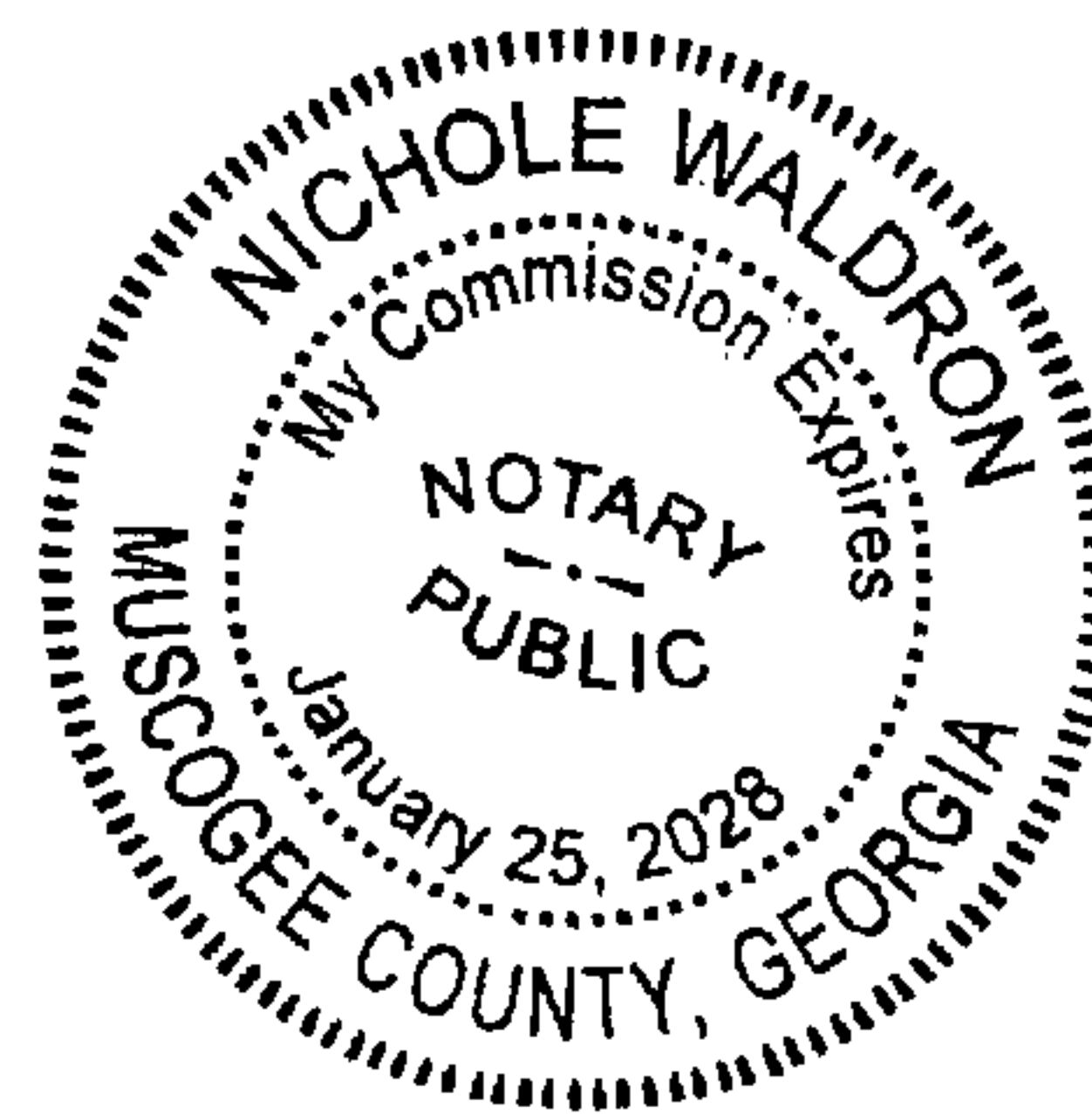
I, NICHOLE WALDRON, a Notary Public, do hereby certify that before me, personally appeared Jacqueline Barnes as Authorized Signatory for FKH SFR Propco B GP, LLC, a Delaware limited liability company, Its: General Partner for FKH SFR PropCo B-HLD, LP, a Delaware limited partnership, whose name is signed 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 entity.

Given under my hand and seal this 30 day of MARCH, 2026.

Nichole Waldron

Notary Public
Witness my hand and official seal.
My Commission Expires:

Grantor's Address: 600 Galleria Parkway, Suite 300, Atlanta, GA 30339
Grantee's Address: 905 Madison Ln, Helena, AL 35080
Property Address: 1805 Mohawk Dr, Alabaster, AL 35007



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 B-HLD, LP, a Delaware limited partnership

Grantee's Name: Green Fox LLC, an Alabama Limited Liability Company

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

Mailing Address: 905 Madison Ln Helena, AL 35080

Property Address: 1805 Mohawk Dr Alabaster, AL 35007

Date of Sale: March 30, 2026

Total Purchase Price: \$215,000.00

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: MARCH 25, 2026

FKH SFR PROPCO B-HLD, LP, a Delaware limited partnership
BY: FKH SFR PROPCO B GP, LLC, A DELAWARE LITED LIABILITY COMPANY, IT'S GENERAL PARTNER
Print: Jacqueline Barnes, Authorized Signatory

Unattested: _____

Sign: _____

Filed and Recorded
Official Public Records (verified by)

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL
04/01/2026 08:40:34 AM
\$243.00 JOANN
20260401000093830

(Grantor/Grantee/Owner/Agent) circle one



Allie S. Boyd