

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 Forty-Five Thousand And No/100 DOLLARS (\$245,000.00)** 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 C1, L.P., a Delaware limited partnership** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Kea Real Estate and Investments, 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:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 82, ACCORDING TO THE SURVEY OF DEARING DOWNS, 6TH ADDITION, PHASE II, FINAL PLAT, AS RECORDED IN MAP BOOK 11, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, MINERAL AND MINING RIGHTS EXCEPTED.

Also known by street and number as: 1482 Secretariat Dr, Helena, AL 35080  
APN/Parcel ID: 13 7 26 2 001 002.093

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 16 day of March, 2026.

FKH SFR C1, L.P., a Delaware limited partnership  
By FKH SFR C GP, LLC, a Delaware limited liability company  
Its: General Partner

By: Ronald R Crawford II

Name: Ronald R. Crawford II  
Its: Authorized Signatory

STATE OF GEORGIA

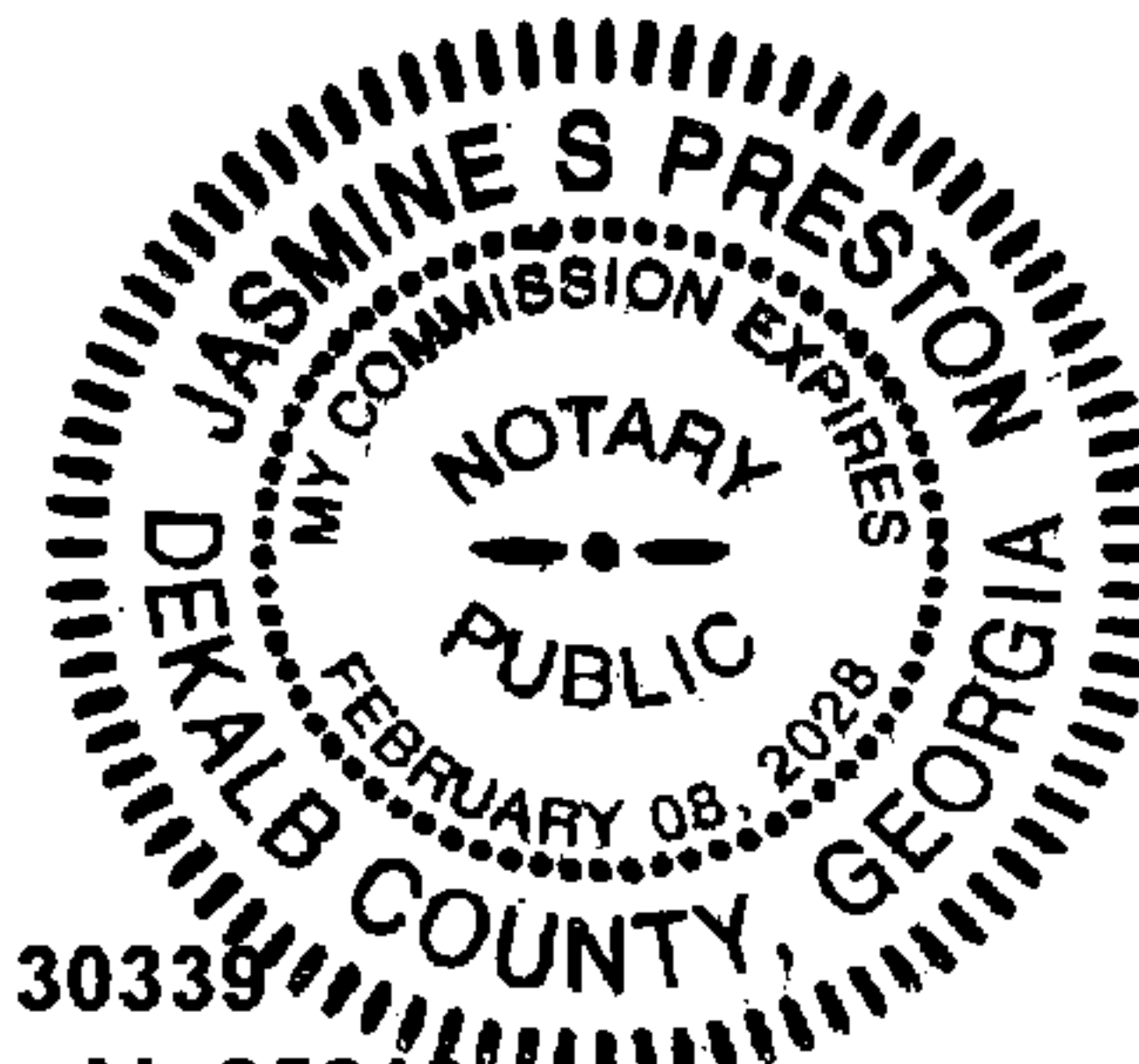
COUNTY OF COBB

I, Jasmine S Preston, a Notary Public, do hereby certify that before me, personally appeared Ronald R. Crawford II as Authorized Signatory for FKH SFR C GP, LLC, a Delaware limited liability company, Its: General Partner for FKH SFR C1, L.P., 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 16th day of March, 2026.

Jasmine S Preston

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: 7001 Crestwood Blvd Suite 602, Birmingham, AL 35210  
Property Address: 1482 Secretariat Dr, Helena, AL 35080

**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 C1, L.P., a Delaware limited partnership	Grantee's Name: Kea Real Estate and Investments, LLC an Alabama limited liability company
Mailing Address: 600 Galleria Parkway Suite 300 Atlanta, GA 30339	Mailing Address: 7001 Crestwood Blvd Suite 602 Birmingham, AL 35210
Property Address: 1482 Secretariat Dr Helena, AL 35080	Date of Sale: March 13, 2026
	Total Purchase Price: \$245,000.00

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: 3/14/2026

Print: Ronald R. Crawford II, AUTHORIZED SIGNATORY

Unattested \_\_\_\_\_ (verified by) \_\_\_\_\_ Sign: Ronald R. Crawford II (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 04/06/2026 09:44:54 AM  
 \$29.00 JOANN  
 20260406000099270

Form RT-1

*Allen S. Bayl*