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01/07/2022 09:54:20 AM
DEEDS 1/4

This Instrument Prepared By:
Kyle England, Esq.
Bar ID No. 5936-N87Z
SPAETH & DOYLE LLP
950 S. Cherry Street, Suite 1220
Denver, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Seventy-Two Thousand And No/100 DOLLARS (\$272,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Dorothy C. Sarvaunt and Michael Sarvaunt, wife and husband** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Hudson SFR Property Holdings II LLC, a Delaware 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:

See Exhibit A attached hereto and made a part hereof.



Also known by street and number as: **2104 Amberley Woods Terrace, Helena, AL 35080**
Parcel Identification Number: **13 8 27 3 000 001.023**

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.

And GRANTORS do covenant with the said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTORS will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 5th day of January, 2022.


Dorothy C. Sarvaunt

Michael Sarvaunt

STATE OF ALABAMA

COUNTY OF ~~SHELBY~~ *Jefferson* *JA*

The foregoing instrument was acknowledged before me this 5th day of January, 2022, by Dorothy C. Sarvaunt and Michael Sarvaunt, wife and husband

Jessica Adams
Notary Public

Witness my hand and official seal
My Commission Expires: *11/29/25*

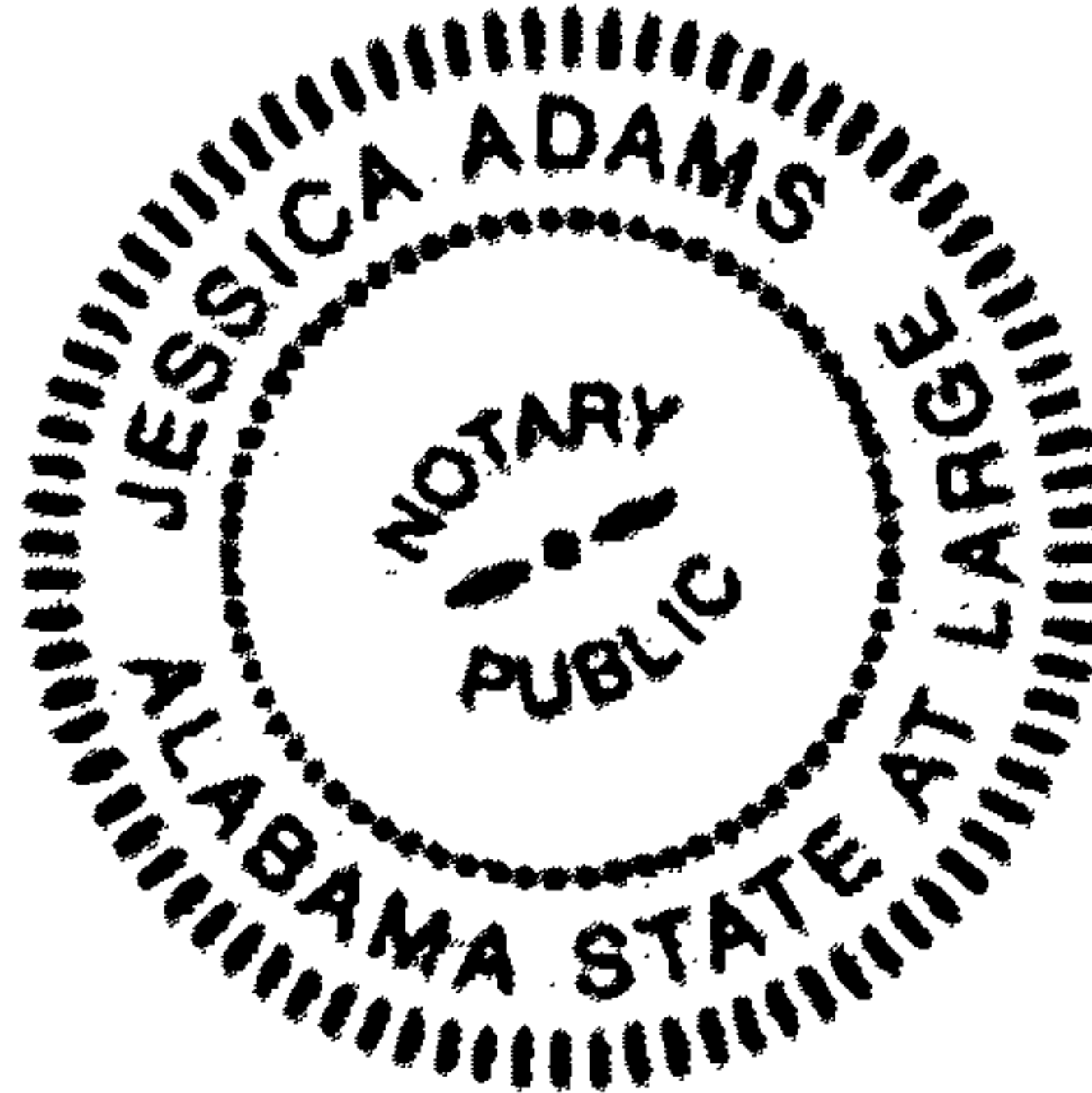


Exhibit A

LOT 23, ACCORDING TO THE SURVEY OF AMBERLEY WOODS, 2ND SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

For information purposes only: 2104 Amberley Woods Terrace, Helena, AL 35080
APN/Parcel ID: 13 8 27 3 000 001.023

REAL ESTATE SALES VALIDATION FORM*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name: Dorothy C. Sarvaunt and Michael Sarvaunt
 Mailing Address: 2104 Amberley Woods Terrace
 Helena, AL 35080

Grantee's Name: Hudson SFR Property Holdings II LLC, a Delaware limited liability company
 Mailing Address: 2711 N Haskell
 Suite 2100
 Dallas, TX 75204

Property Address: 2104 Amberley Woods Terrace
 Helena, AL 35080

Date of Sale: January 5, 2022
 Total Purchase Price: \$272,000.00

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.

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

1/5/22

Unattested

Jessica Adams
 (verified by)

Print:

Michael Sarvaunt

Sign:

[Signature]
 (Grantor/Grantee/Owner/Agent) circle one

Dorothy C. Sarvaunt
Dorothy C. Sarvaunt

