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03/04/2022 01:15:53 PM  
DEEDS 1/2

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 Thirty-Eight Thousand Five Hundred And No/100 DOLLARS (\$238,500.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. I, **Siu Man Yan, a married man joined by his non-title spouse ~~Stella Cho~~** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Hudson SFR Property Holdings III 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:

LOT 265-A, ACCORDING TO A RESURVEY OF LOTS 265 AND 266, OF SAVANNAH POINTE, SECTOR II, PHASE II, AS RECORDED IN MAP BOOK 28, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Also known by street and number as: 113 Macon Court, Calera, AL 35040  
Parcel Identification Number: 22 9 31 1 003 006.000

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.

And GRANTOR does covenant with the said GRANTEE, his heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that he has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR 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 I have hereunto set my hands and seals, this 25th day of February, 2022.

  
\_\_\_\_\_  
Siu Man Yan  
  
\_\_\_\_\_  
Stella Cho, Spouse

**FITCO**

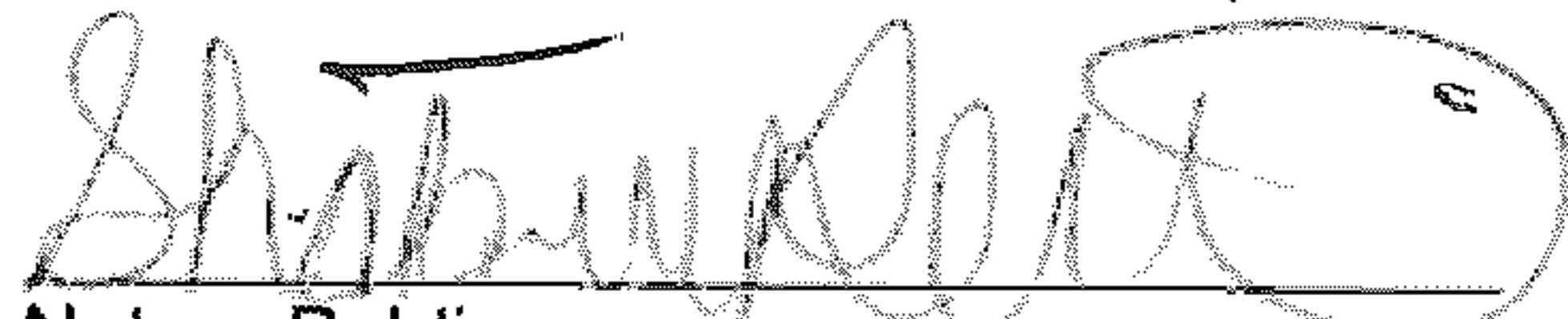
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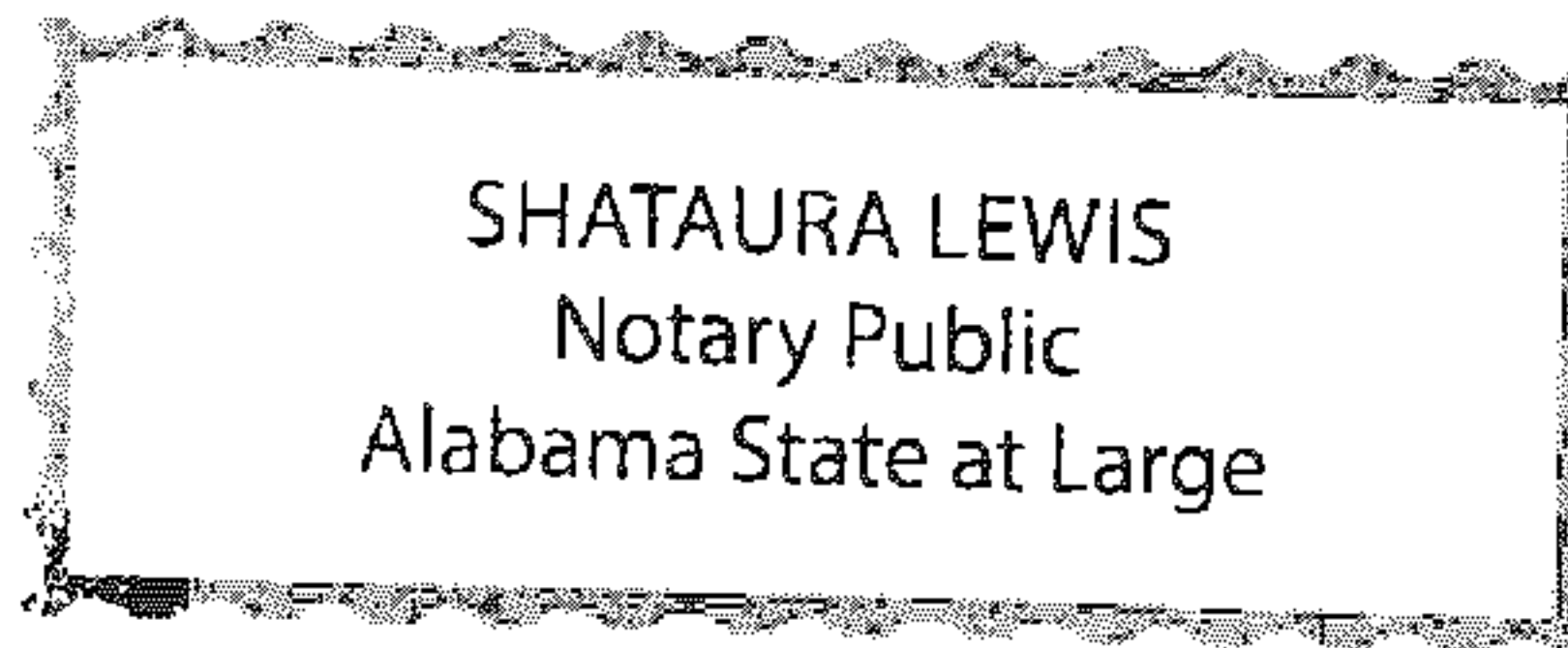
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STATE OF ALABAMA

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 22nd day of February, 2022, by Siu Man Yan, a married man and Stella Cho, spouse

  
Notary Public



Witness my hand and official seal

My Commission Expires: 6-18-25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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*Allen S. Bayl*