

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 Twenty-One Thousand Four Hundred And No/100 DOLLARS (\$221,400.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof, is hereby acknowledged. We, **Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Joshua Wheeler and Alixandria Wheeler, husband and wife, as joint tenants with right of survivorship** (herein referred to as GRANTEES), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 40, ACCORDING TO THE FINAL PLAT OF TOWN SIDE SQUARE SECTOR TWO, AS RECORDED IN MAP BOOK 51, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 GRANTEES, their heirs and assigns FOREVER.

\$214,758.00 of the above mentioned purchase price was paid for from the mortgage loans which closed simultaneously herewith

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 18 day of March, 2024.

Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company

BY: [Signature]

Name: Heather Hawkins

As: Authorized Signatory

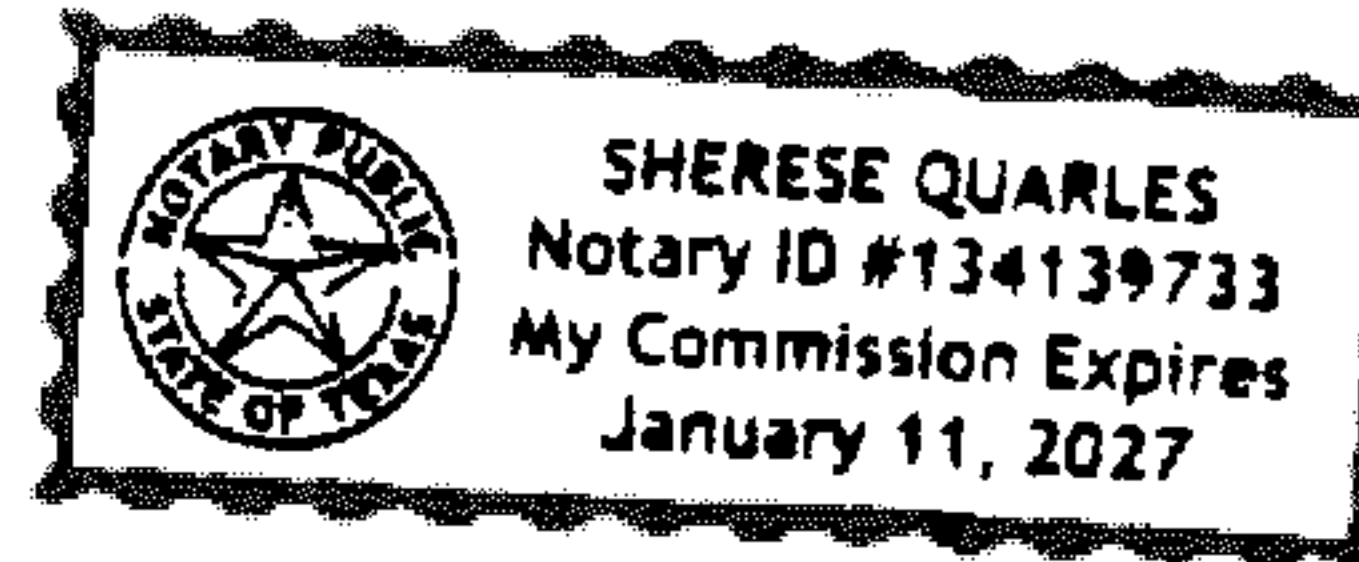
State of Texas  
County of Dallas

On 3/18/2024 before me, Sherese Quarles, Notary Public,  
personally appeared Heather Hawkins as Authorized Signatory for  
Hudson SFR TRS Property Holdings III LLC, a Delaware limited liability company, who proved to me on  
the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within  
instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon  
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Alabama that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

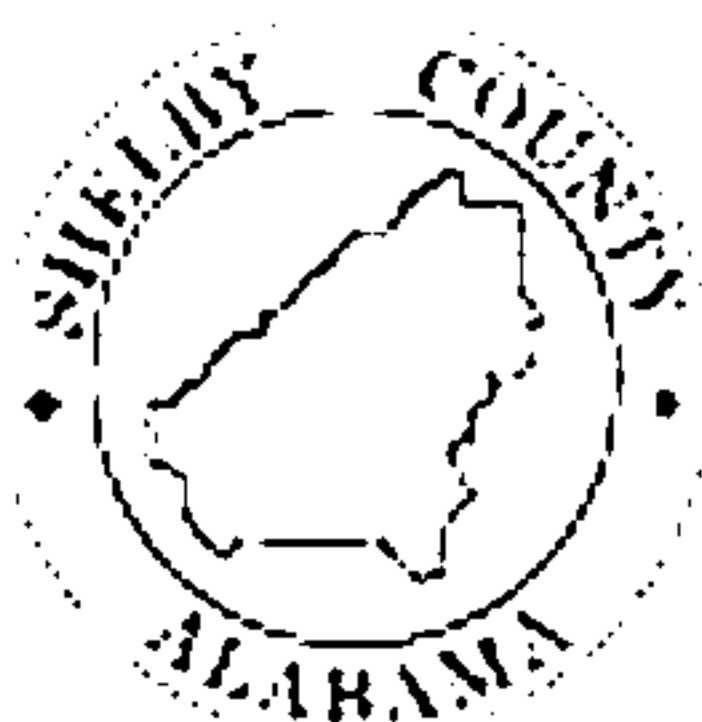
Signature Sherese Quarles (Seal)



Grantor's Address: Energy Square Bldg 2, 4849 Greenville Avenue Suite 500, Dallas, TX 75206

Grantee's Address: 719 The Heights Ln, Calera, AL 35040

Property Address: 719 The Heights Ln, Calera, AL 35040



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/20/2024 02:10:51 PM  
\$32.00 BRITTANI  
20240320000076320

Alvin S. Bayl