

Return to after recordation: TRG - REALtech Title, LLC,  
3001 Leadenhall Road, Mount Laurel, NJ 08054

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STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

ANIL P. AGARWAL and NEELIMA AGARWAL, husband and wife, whose mailing address is 2195 Old Cahaba Place, Helena, AL 35080-7068, hereinafter referred to as “Grantor”  
and  
HPA III ACQUISITIONS 1 LLC, A Delaware Limited Liability Company, whose mailing address is 120 S. Riverside Plaza Suite 2000, Chicago, IL 60606,  
hereinafter referred to as “Grantee”,

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Three Hundred Forty-Six Thousand and 00/100 Dollars (\$346,000.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the “Property”) located in the County of Shelby, State of Alabama:

LOT 401, ACCORDING TO THE AMENDED MAP OF OLD CAHABA LAKEWOOD  
SECTOR AS RECORDED IN MAP BOOK 25, PAGE 26, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA.

Being the same property conveyed to Anil P. Agarwal and Neelima Agarwal, by Deed dated 09/17/2007 and recorded 10/17/2007, in Instrument No. 20071017000483390, in the Office of the Judge of Probate of Shelby County, State of Alabama.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed \_\_\_\_\_ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or \_\_\_\_\_ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

**PROPERTY ADDRESS: 2195 Old Cahaba Place, Helena, AL 35080**

**SIGNATURE PAGE TO FOLLOW**

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 21st day of May, 2021.

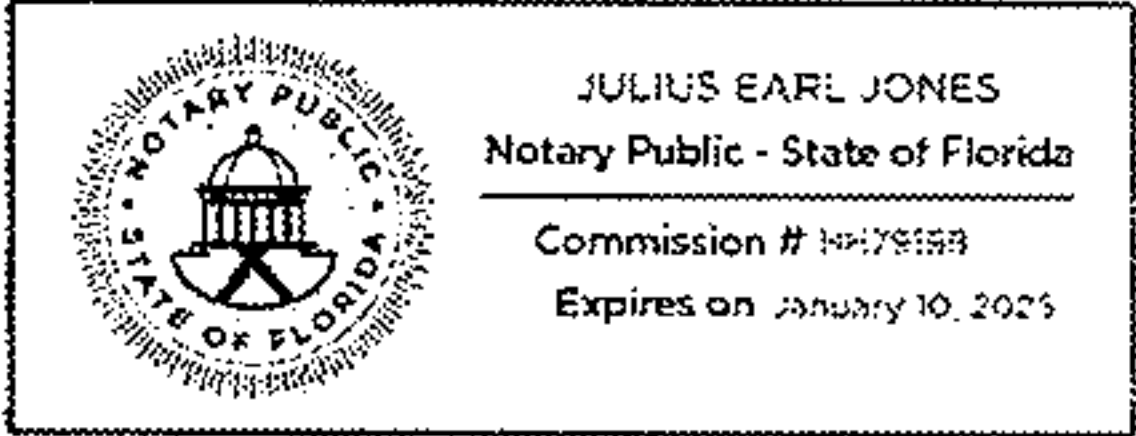
Anil P. Agarwal  
ANIL P. AGARWAL

STATE OF Florida  
COUNTY OF Escambia

I, the undersigned Notary Public in and for said County and State, hereby certify that ANIL P. AGARWAL, 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 executed the same voluntarily on the day the same bears date.  
(Type of identification produced) DRIVER LICENSE

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 21st day of May, 2021.

Julius Earl Jones  
Notary Public  
Julius Earl Jones  
Print Name  
My Commission expires: 01/10/2025



Notarized online using audio-video communication

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 21st day of May, 2021.

*Neelima Agarwal*

NEELIMA AGARWAL

STATE OF Florida  
COUNTY OF Escambia

I, the undersigned Notary Public in and for said County and State, hereby certify that NEELIMA AGARWAL, 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 executed the same voluntarily on the day the same bears date.

(Type of identification produced) DRIVER LICENSE

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 21st day of May, 2021.

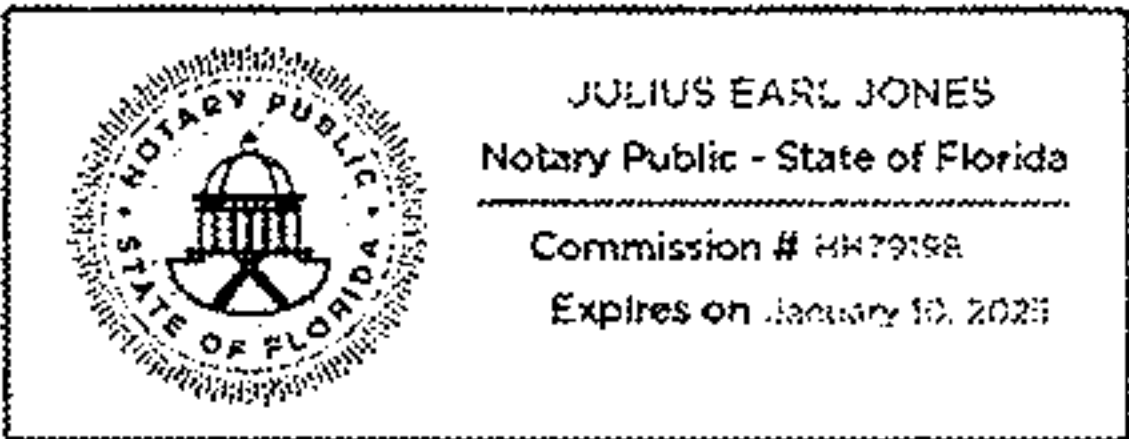
*Julius Earl Jones*

Notary Public

Julius Earl Jones

Print Name

My Commission expires: 01/10/2025



Notarized online using audio-video communication

This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:  
Anil P. Agarwal and Neelima Agarwal,  
2195 Old Cahaba Place, Helena, AL 35080-7068

Grantee's address:  
HPA III Acquisitions 1 LLC,  
120 S. Riverside Plaza Suite 2000, Chicago, IL 60606



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/10/2021 03:13:09 PM  
\$377.00 JOANN  
20210610000285100

*Allen S. Bayl*