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07/21/2021 09:25:36 AM
DEEDS 1/3

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KEAGAN BLAKNEY, an unmarried person, whose mailing address is 459 Crowns Drive Cardendale AL 35071, 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 Two Hundred Eighty Thousand and 00/100 Dollars ($280,000.00), 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 81, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE 2, SECTOR 6, AS RECORDED IN MAP BOOK 21, PAGE 77, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Being the same property conveyed to the Grantor herein by deed recorded as Instrument Number 20210412000180440, 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, casements, rights-of-way and restrictions of record.

Property Address: 2006 Jackson Lane, Helena, AL 35080

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 2 day of July, 2021.

KEAGAN BLAKNEY

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that KEAGAN BLAKNEY, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 2 day of July, 2021.

Shannon Bouvier Glaze
Notary Public
Shannon Bouvier Glaze
Print Name
My Commission expires: 11/3/2024

SHANNON BOUVIER GLAZE
Notary Public
Alabama State at Large
My Commission Expires Nov 3, 2024

This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
P.O. Box 1896, Fairhope, AL 36532-1896

Grantor's address:
Keagan Blakney,
459 GOWINS DRIVE GARDENDALE, AL 35071

Grantee's address:
HPA III Acquisitions 1 LLC,
120 S. RIVERSIDE PLAZA SUITE 2000 CHICAGO, IL 60606

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/21/2021 09:25:36 AM
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