

20210930000478600
09/30/2021 02:55:12 PM
DEEDS 1/3

This Instrument Prepared By
Kyle England, Esq
Bar ID No. 5938-N87Z
SPAETH & DOYLE LLP
3141 Walnut Street, #101
Denver, CO 80205

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Sixty Thousand And No/100 DOLLARS (\$260,000.00) 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, Jennifer Granberry, a widow (herein referred to as GRANTOR), 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

LOT 1720, ACCORDING TO THE SURVEY OF OLD CAHABA IV, 2ND ADDITION, PHASE 6, RECORDED IN MAP BOOK 34 AT PAGE 67 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Parcel ID: 13 4 20 3 004 012.000

Also known by street and number as: 3524 Stonecreek Place, Helena, AL 35080
Parcel Identification Number: 13 4 20 3 004 012.000

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 20 day of September, 2021


Jennifer Granberry

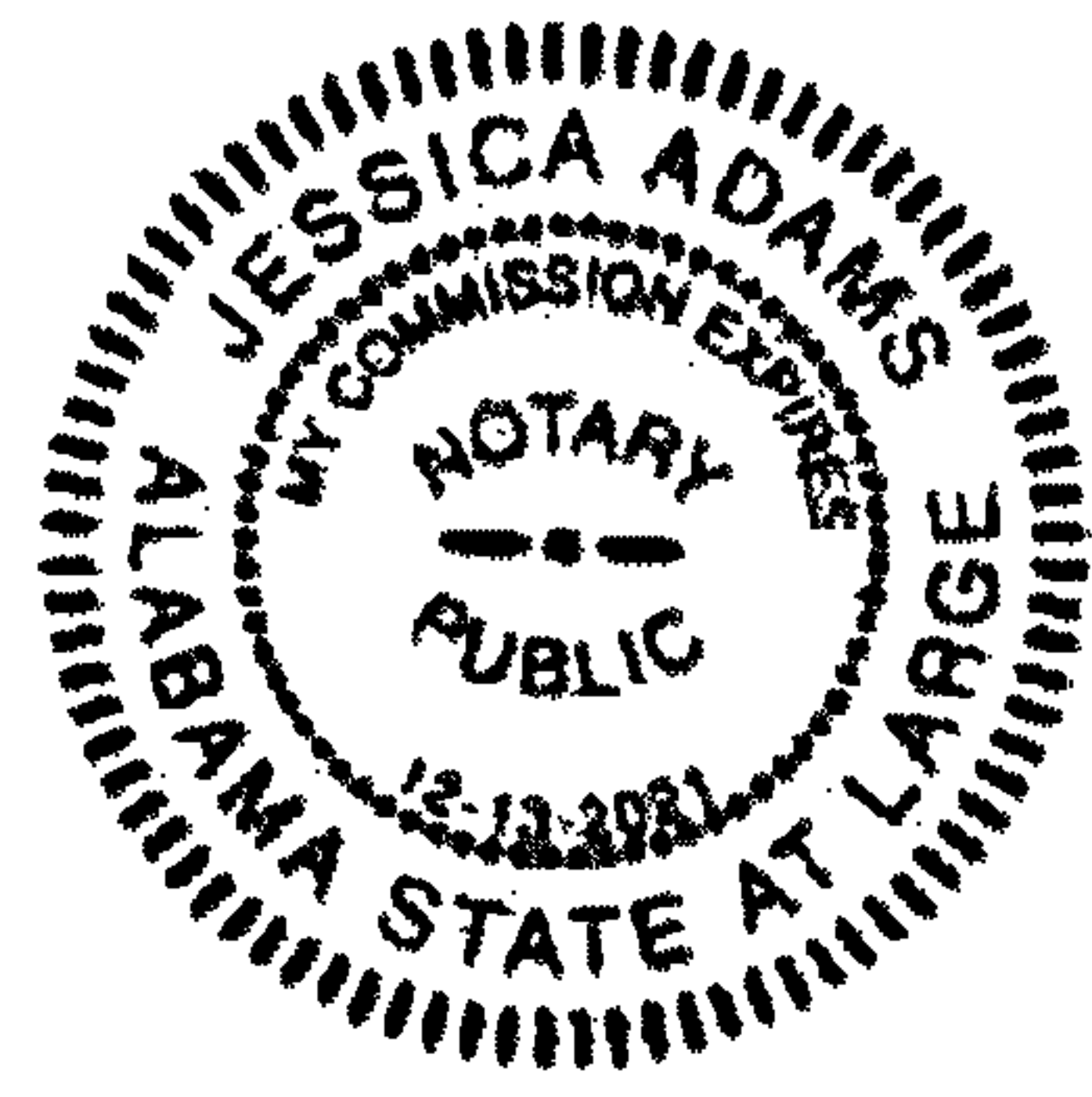
STATE OF ALABAMA

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 29th day of September, 2021, by Jennifer Granberry, a widow

Jessica Adams
Notary Public

Witness my hand and official seal.
My Commission Expires: 12/13/21



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Jennifer Granberry

Mailing Address: 3524 Stonecreek Place
Helena, AL 35080

Property Address: 3524 Stonecreek Place
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

Date of Sale: September 30, 2021
Total Purchase Price: \$260,000.00

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.

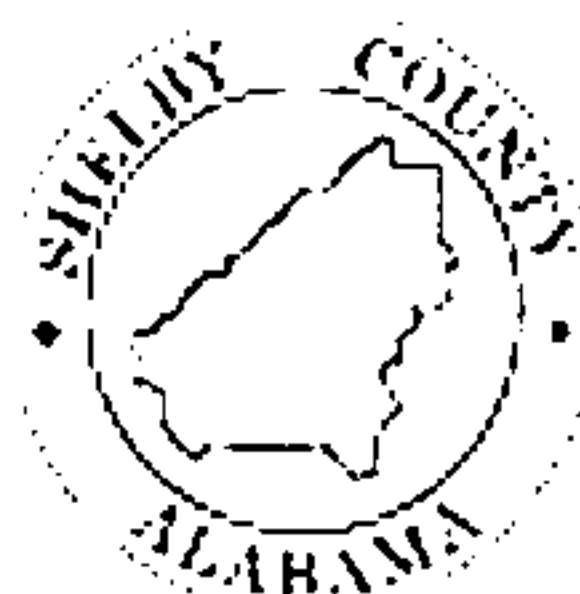
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: 9/28/2021

Unattested _____
(verified by)

Print: Demetrius Cranberry

Sign: _____
(Grantor/Grantee/Owner/Agent) circle one.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/30/2021 02:55:12 PM
\$288.00 KIMBERLY
202109300000478600

Allen S. Bayal