

20211011000493440  
10/11/2021 08:38:50 AM  
DEEDS 1/7

INSTRUMENT PREPARED BY:

Jonathan Smothers  
ALBERTELLI LAW  
One Independence Plaza, Suite 416  
Birmingham, AL 35209

SEND TAX NOTICES TO:

HUDSON SFR PROPERTY HOLDINGS II LLC  
C/O Hudson Homes Management, LLC  
Attn: Heather Hawkins  
2700 N. Haskell Ave., Suite 2100  
Dallas, TX 75204

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, to the undersigned, ARG HOUSING, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY (hereinafter referred to as Grantor), whose mailing address is 4058 North College Ave, Ste 300, Box 9, Fayetteville, AR 72703, in hand paid by HUDSON SFR PROPERTY HOLDINGS II LLC (hereinafter referred to as Grantee), whose mailing address is C/O Hudson Homes Management LLC, Attn. Heather Hawkins, 2711 N Haskell, Suite 2100, Dallas, TX 75204, the receipt and sufficiency whereof are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto the said Grantee that certain real estate being more particularly described as:

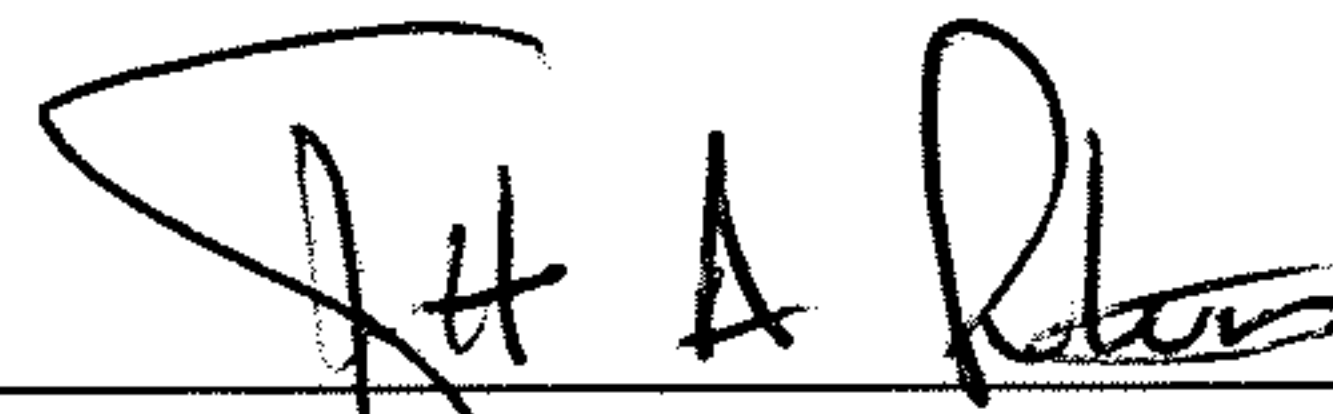
**See Attached Exhibit A for Legal Descriptions.**

TO HAVE AND TO HOLD unto said Grantee, its heirs and assigns, in fee simple, forever.

And Grantor does for its assigns, covenant with the said Grantee, its assigns, that Grantor is lawfully seized in fee simple of said premises and Grantor is authorized to convey the same; that the premises are free from all encumbrances; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and her heirs, executors, and administrators, shall warrant and defend the same to the said Grantee, its assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor hereto sets her signature and seal on this the 28<sup>th</sup> day of September, 2021.

ARG HOUSING, LLC, AN ARKANSAS LIMITED  
LIABILITY COMPANY



By: Scott A. Peters

Its: Manager

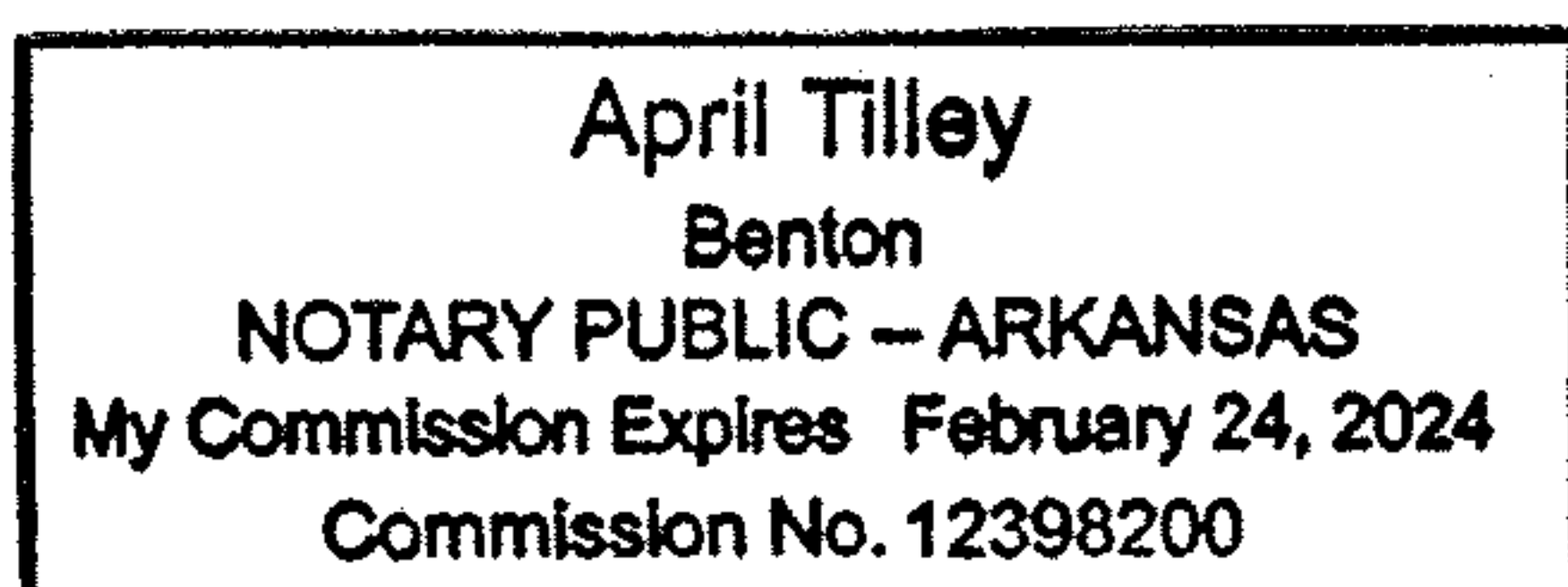
STATE OF Arkansas )  
COUNTY OF Washington )

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Scott A. Peters is Manager of ARG HOUSING, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY, whose name is signed to the foregoing conveyance, and who is known to me or has produced identification, acknowledged before me on this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 28<sup>th</sup> day of September, 2021.

(SEAL)

  
NOTARY PUBLIC  
My Commission Expires: Feb 24, 2024



**EXHIBIT A**

**LEGAL DESCRIPTIONS**

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

**LOT 41, 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.**

TAX ID NO: 22-9-31-4-004-041.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: RAUSCH COLEMAN HOMES BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY (SUCCESSOR BY MERGER TO RC BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY)

GRANTEE: ARG HOUSING, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

DATED: 04/30/2021

RECORDED: 05/04/2021

DOC#/BOOK-PAGE: 20210504000221500 / NA

DEED CONVEYS CAPTION PREMISES AND MORE LAND

ADDRESS: 715 THE HEIGHTS LN, CALERA, AL 35040-7618

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

**LOT 1, 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.**

TAX ID NO: 22-9-31-4-004-001.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: RAUSCH COLEMAN HOMES BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

GRANTEE: ARG HOUSING, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

DATED: 04/30/2021

RECORDED: 05/04/2021

DOC#/BOOK-PAGE: 20210504000221500 / NA

NOTE: ABOVE DEED COVER CAPTION PREMISES AND MORE LAND.

ADDRESS: 716 THE HEIGHTS LN, CALERA, AL 35040-7616

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

**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.**

TAX ID NO: 22-9-31-4-004-040.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: RAUSCH COLEMAN HOMES BIRMINGHAM, LLC, AN ALABAMA LIMITED  
LIABILITY COMPANY (SUCCESSOR BY MERGER TO RC BIRMINGHAM, LLC AN ALABAMA LIMITED  
LIABILITY COMPANY)

GRANTEE: ARG HOUSING, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

DATED: 04/30/2021

RECORDED: 05/04/2021

DOC#/BOOK-PAGE: 20210504000221500 / NA

NOTE: ABOVE DEED COVER CAPTION PREMISES AND MORE LAND.

ADDRESS: 719 THE HEIGHTS LN, CALERA, AL 35040-7618

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

**LOT 2, 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.**

TAX ID NO: 22-9-31-4-004-002.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: RAUSCH COLEMAN HOMES BIRMINGHAM, LLC, AN ALABAMA LIMITED  
LIABILITY COMPANY (SUCCESSOR BY MERGER TO RC BIRMINGHAM, LLC, AN ALABAMA  
LIMITED LIABILITY COMPANY)

GRANTEE: ARG HOUSING, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

DATED: 04/30/2021

RECORDED: 05/04/2021

DOC#/BOOK-PAGE: 20210504000221500 / NA

DEED CONVEYS CAPTION PREMISES AND MORE LAND

ADDRESS: 720 THE HEIGHTS LN, CALERA, AL 35040-7616



SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

**LOT 39, 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.**

TAX ID NO: 22-9-31-4-004-039.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: RAUSCH COLEMAN HOMES BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY (SUCCESSOR BY MERGER TO RC BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY)

GRANTEE: ARG HOUSING, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

DATED: 04/30/2021

RECORDED: 05/04/2021

DOC#/BOOK-PAGE: 20210504000221500 / NA

DEED CONVEYS CAPTION PREMISES AND MORE LAND

ADDRESS: 723 THE HEIGHTS LN, CALERA, AL 35040-7618

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

**LOT 3, 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.**

TAX ID NO: 22-9-31-4-004-003.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: RAUSCH COLEMAN HOMES BIRMINGHAM, LLC AN ALABAMA LIMITED LIABILITY COMPANY (SUCCESSOR BY MERGER TO RC BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY)

GRANTEE: ARG HOUSING LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

DATED: 04/30/2021

RECORDED: 05/04/2021

DOC#/BOOK-PAGE: 20210504000221500 / NA

NOTE: ABOVE DEED COVER CAPTION PREMISES AND MORE LAND.

ADDRESS: 724 THE HEIGHTS LN, CALERA, AL 35040-7616

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

**LOT 38, 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.**

TAX ID NO: 22-9-31-4-004-038.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: RAUSCH COLEMAN HOMES BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY (SUCCESSOR BY MERGER TO RC BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY)

GRANTEE: ARG HOUSING, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

DATED: 04/30/2021

RECORDED: 05/04/2021

DOC#/BOOK-PAGE: 20210504000221500 / NA

DEED CONVEYS CAPTION PREMISES AND MORE LAND

ADDRESS: 727 THE HEIGHTS LN, CALERA, AL 35040-7618

SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA:

**LOT 4 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.**

TAX ID NO: 22 9 31 4 004 004.000

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED

GRANTOR: RAUSCH COLEMAN HOMES BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY (SUCCESSOR BY MERGER TO RC BIRMINGHAM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY)

GRANTEE: ARG HOUSING, LLC, AN ARKANSAS LIMITED LIABILITY COMPANY

DATED: 04/30/2021

RECORDED: 05/04/2021

DOC#/BOOK-PAGE: 20210504000221500 / NA

ADDRESS: 728 THE HEIGHTS LN, CALERA, AL 35040-7616

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/11/2021 08:38:50 AM  
 \$1409.00 JOANN  
 20211011000493440



*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name ARG Housing, LLC  
 Mailing Address 4058 North College Ave, Ste 300, Box 9  
 Fayetteville, AR 72703

Grantee's Name Hudson SFR Property Holdings II LLC  
 Mailing Address C/O Hudson Homes Management LLC  
 2711 N Haskell, Suite 2100  
 Dallas, TX 75204

Property Address 716,720,724,727,723,728,719,& 715 The Heights Ln  
 Townside, AL 35040

Date of Sale October 1, 2021

Total Purchase Price \$ 1,368,805.00

or

Actual Value \$

or

Assessor's Market Value \$

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

☐ Appraisal

☐ Sales Contract

☐ Other

☒ Closing Statement

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.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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 \_\_\_\_\_

Print Lisa Lewis

Unattested \_\_\_\_\_

Sign Lisa Lewis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1