

20211011000493560
10/11/2021 09:05:23 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

TODD B. WALDRIP, an unmarried man, whose mailing address is 226 Lake Forest Way,
Maylene, AL 35114, hereinafter referred to as "Grantor"
and
HPA III Acquisitions I, 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 Eighty Thousand and 00/100 Dollars (\$380,000.00), 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:

Situated in the County of Shelby, State of Alabama:

Lot 226, according to the survey of Lake Forest, second sector, as recorded in Map Book 26,
Page 142, in the Probate Office of Shelby County, Alabama.

Being the same property conveyed unto Todd B. Waldrip, by Deed dated May 14, 2021 and
recorded May 18, 2021, in Instrument No. 20210518000244740, 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;

Property address: 226 Lake Forest Way, Maylene, AL 35114

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.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 23
day of July, 20 21.

Todd B. Waldrup
TODD B. WALDRIP

STATE OF Florida
COUNTY OF Duval

I, the undersigned Notary Public in and for said County and State, hereby certify that TODD B. WALDRIP, 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 23 day of
July, 20 21. ID presented: driver's license

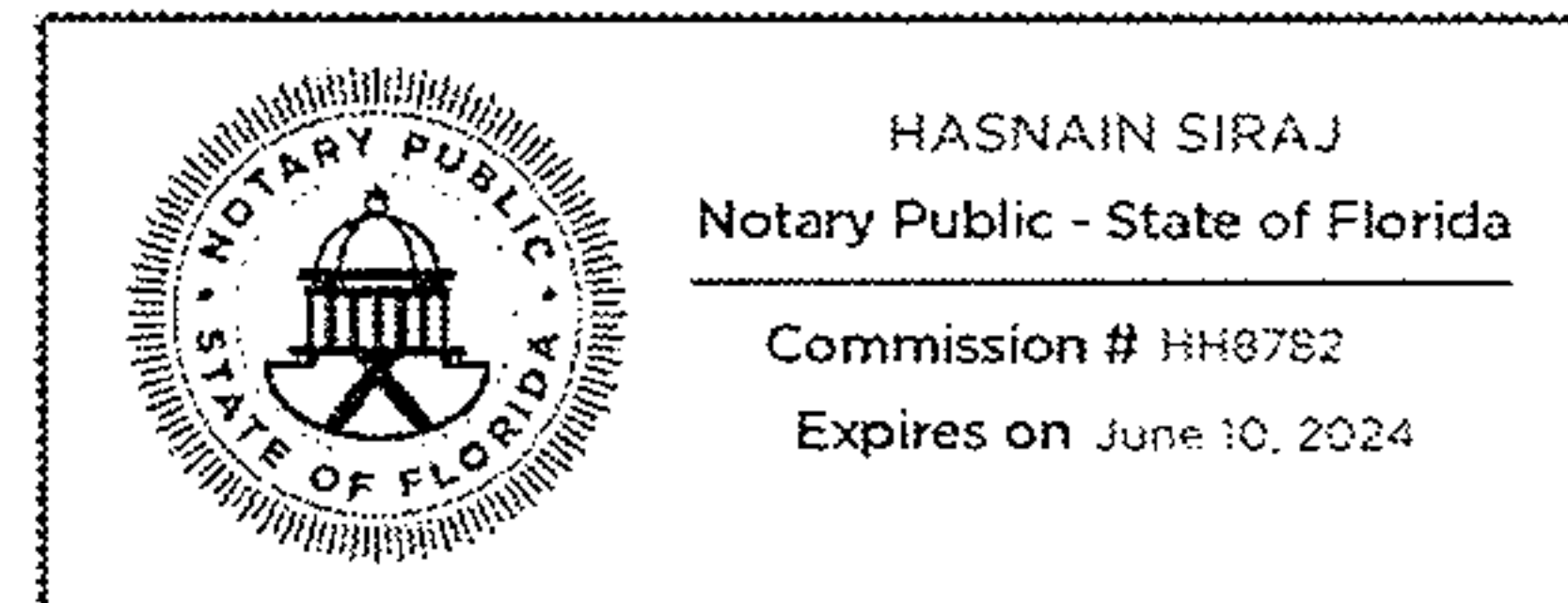
Hasnain Siraj

Notary Public

Hasnain Siraj

Print Name

My Commission expires: 06/10/2024



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:
TODD B. WALDRIP, 226 Lake Forest Way, Maylene, AL 35114

Grantee's address:
HPA III Acquisitions 1, LLC, a Delaware Limited Liability Company,
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
10/11/2021 09:05:23 AM
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Allen S. Bayl