

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

ANTHONY G. TRIOLA and PATRICIA S. TRIOLA, a married couple, whose mailing address is 102 Chestnut Forest Circle, Helena, AL 35080, 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 Ninety-Five Thousand and 00/100 Dollars (\$395,000.00), 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 43, ACCORDING TO THE SURVEY OF CHESTNUT FOREST, AS RECORDED IN MAP BOOK 22, PAGE 98, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Being the same property conveyed to the Grantor herein by deed recorded as Instrument Number 20130607000233810, 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.

SIGNATURE PAGE(S) TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 20th day of September, 2021.



ANTHONY G. TRIOLA

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that ANTHONY G. TRIOLA, 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 20th day of September, 2021.

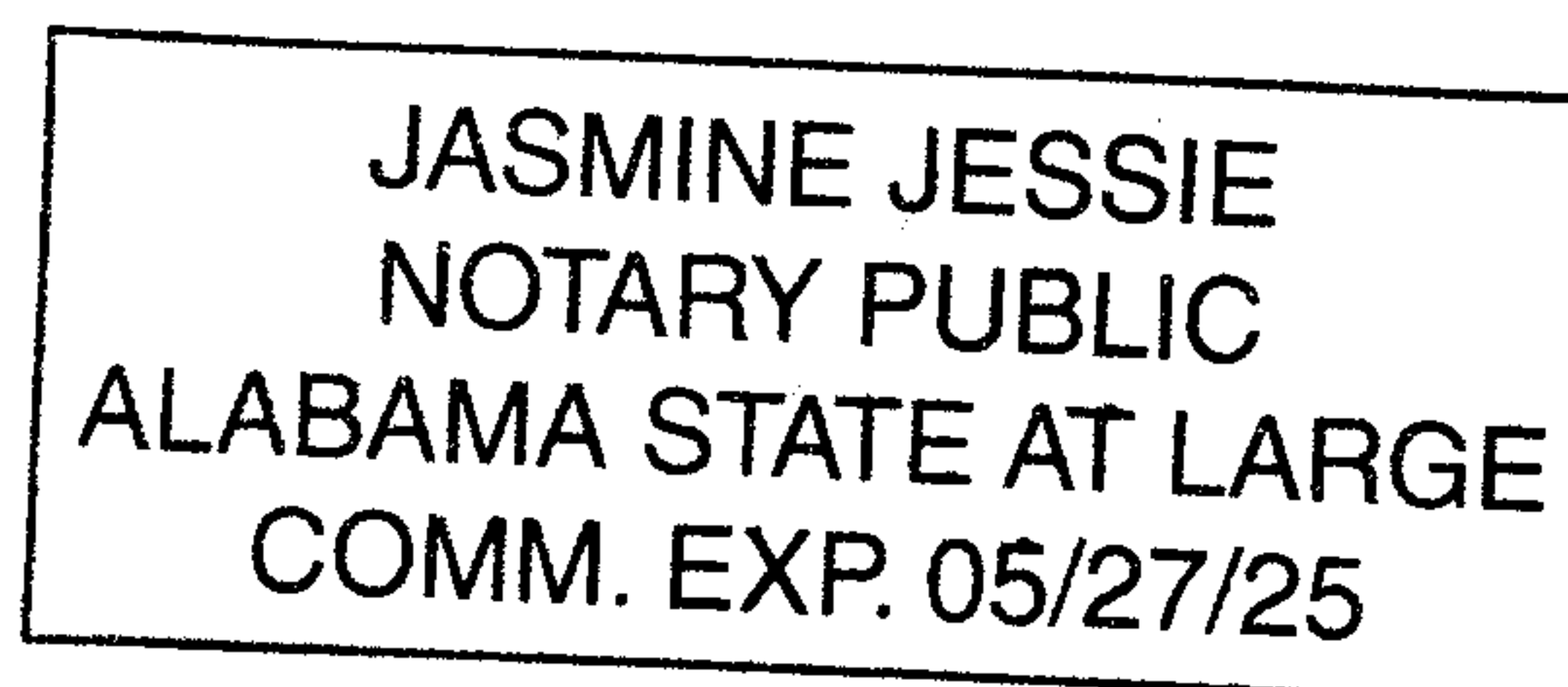
Jasmine Jessie

Notary Public

Jasmine Jessie

Print Name

My Commission expires: 05/27/2025



IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 20th day of September, 2021.

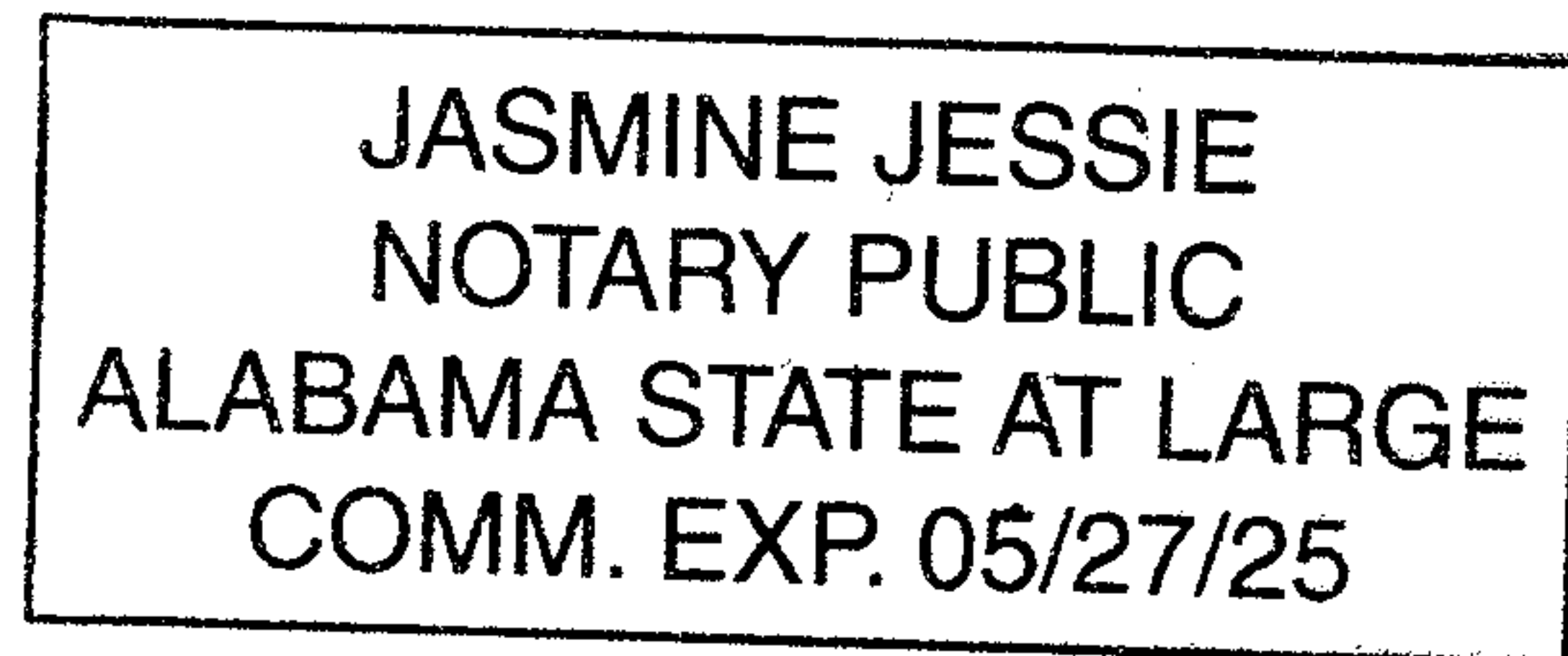
Patricia S. Triola
PATRICIA S. TRIOLA

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that PATRICIA S. TRIOLA, 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 20th day of September, 2021.

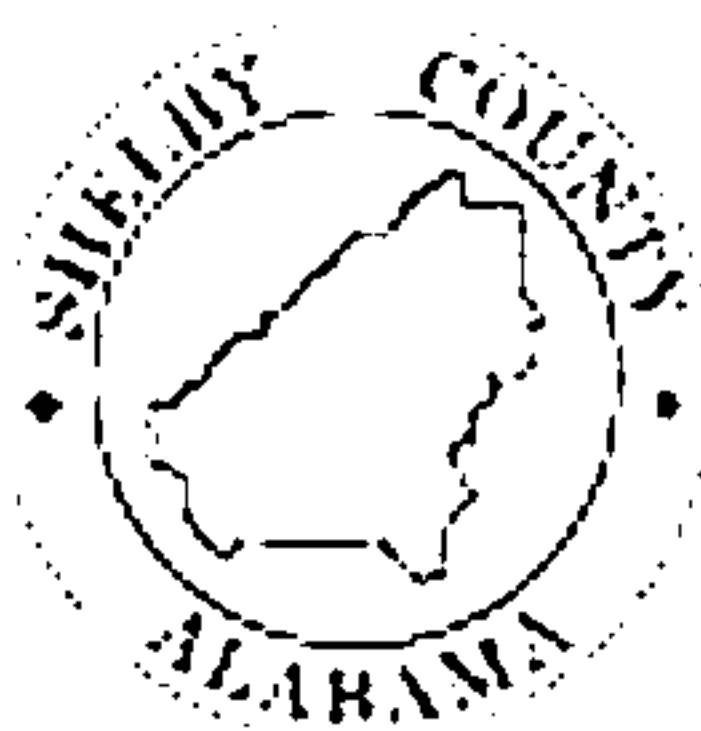
Jasmine Jessie
Notary Public
Jasmine Jessie
Print Name
My Commission expires: 05/27/2025



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

Grantor's Address:
Anthony G. Triola and Patricia S. Triola
102 Chestnut Forest Circle, Helena, AL 35080

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
10/11/2021 11:48:09 AM
\$426.00 CHERRY
20211011000494010

Alli S. Bayl