

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.

8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
HUDSON SFR PROPERTY
HOLDINGS II, LLC

2711 N. Haskell Ave. Ste. 2100
Dallas, Tx 75204

WARRANTY DEED

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty-Three Thousand Eight Hundred and 00/100 (\$243,800.00) to the undersigned Grantor, BENJAMIN MATTHEW WALLEY, AN UNMARRIED MAN, (hereinafter referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto HUDSON SFR PROPERTY HOLDINGS II, LLC , (herein referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

LOT 67, ACCORDING TO THE AMENDED MAP OF AMBERLEY WOODS, 5TH SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 102, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 1513 AMBERLEY WOODS CIR., HELENA, AL 35080

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

TO HAVE AND TO HOLD And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantor haes a good right to sell and convey the same as aforesaid; that Grantor will, and its heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 12th day of November, 2021.

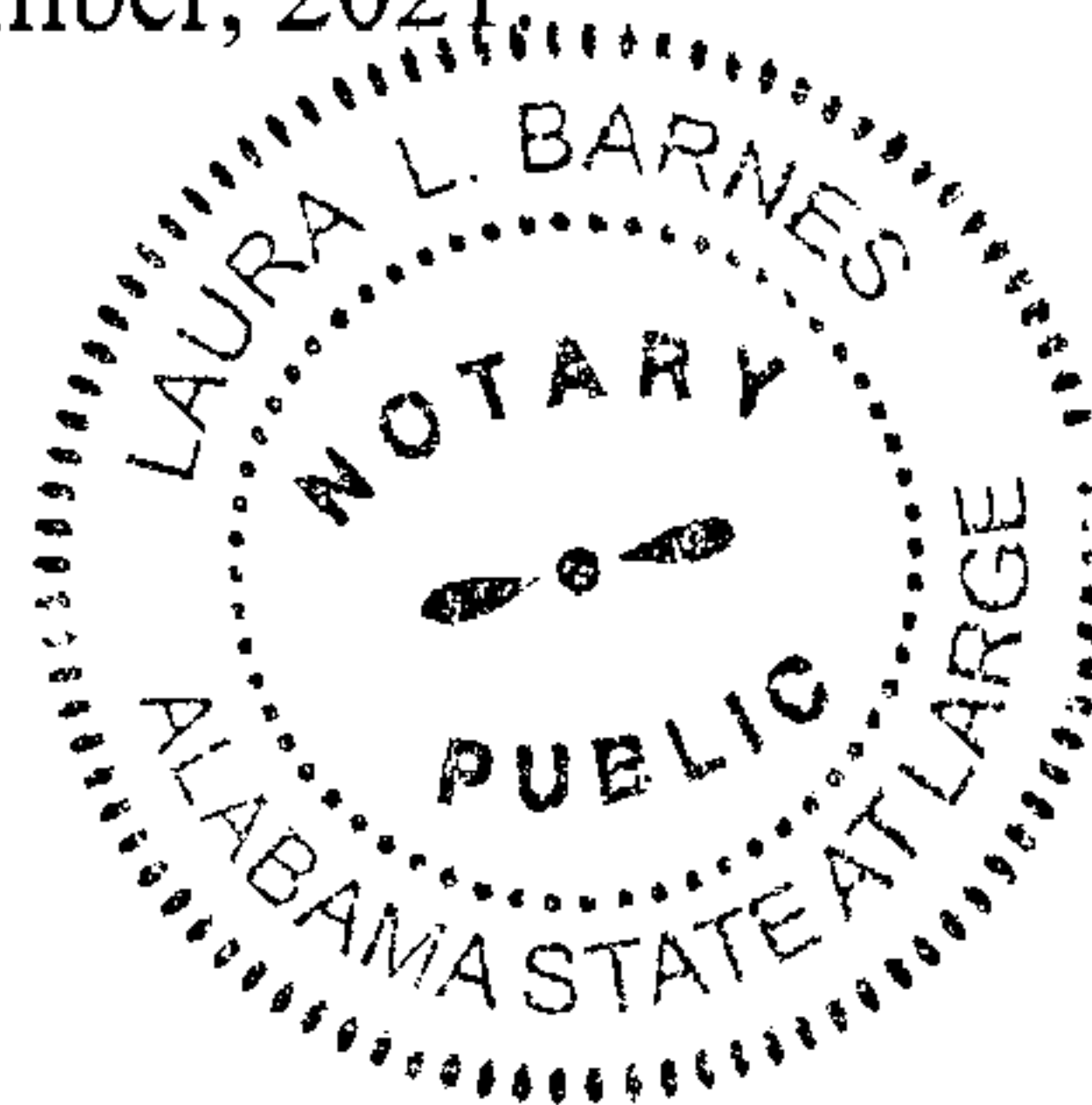
Benjamin M. Walley
BENJAMIN MATTHEW WALLEY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that BENJAMIN MATTHEW WALLEY, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of November, 2021.

[Signature]
NOTARY PUBLIC 2/4/2024



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	BENJAMIN MATTHEW WALLEY	Grantee's Name:	HUDSON SFR PROPERTY HOLDINGS II, LLC
Mailing Address:	1513 AMBERLEY WOODS CIR. HELENA, AL 35080	Mailing Address:	2711 N. Haskell Ave, Ste 2100 Dallas, TX 75204
Property Address:	1513 AMBERLEY WOODS CIR. HELENA, AL 35080	Date of Sales	November 12th, 2021
		Total Purchase Price:	(\$243,800.00)
		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	_____ Tax Appraisal
_____ Sales Contract	_____ Other Tax Assessment
<u>x</u> _____ 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: November 12th, 2021

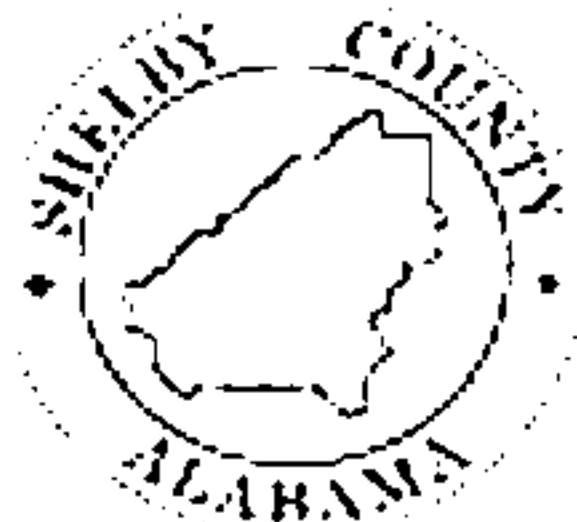
Print Laura L. Barnes

Sign _____

(Grantor/Grantee/Owner/Agent) **circle one**

Unattested _____

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2021 03:14:44 PM
\$272.00 JOANN
20211115000549250



Allen S. Byrd