

This Instrument Prepared By:
Kyle England, Esq.
Bar ID No. 5936-N87Z
SPAETH & DOYLE LLP
950 S. Cherry Street, Suite 1220
Denver, CO 80246

20211116000549770
11/16/2021 08:15:41 AM
DEEDS 1/3

WARRANTY DEED

DPA
County **STATE OF ALABAMA**
STATE OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Ninety Thousand And No/100 DOLLARS (\$290,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Roberto B. Angeles, a married couple Zaida A. Angeles, a married couple**, (herein referred to as GRANTORS), 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 128A ACCORDING TO THE RESURVEY OF CHESSER RESERVE PHASE 1, AS RECORDED IN MAP BOOK 44, PAGE 11 IN THE OFFICE OF THE JUDGE OF PROBATE SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHESSER RESERVE AS RECORDED IN INSTRUMENT NUMBER 2007070000325070 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS MAY BE AMENDED FROM TIME TO TIME (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS THERETO, IS HEREINAFTER REFERRED TO AS THE "DECLARATION").

Also known by street and number as: 157 Chesser Reserve Drive, Chelsea, AL 35043
Parcel Identification Number: 09 8 27 0 007 052.000

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 GRANTORS do covenant with the said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTORS 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.

11/16 DPA
IN WITNESS WHEREOF we have hereunto set our hands and seals, this 15th day of November, 2021.

Roberto B. Angeles by Zaida A. Angeles
Roberto B. Angeles by Zaida A. Angeles, as his
Attorney-in-Fact *as his attor in-fact*
Zaida A. Angeles
Zaida A. Angeles

STATE OF ALABAMA

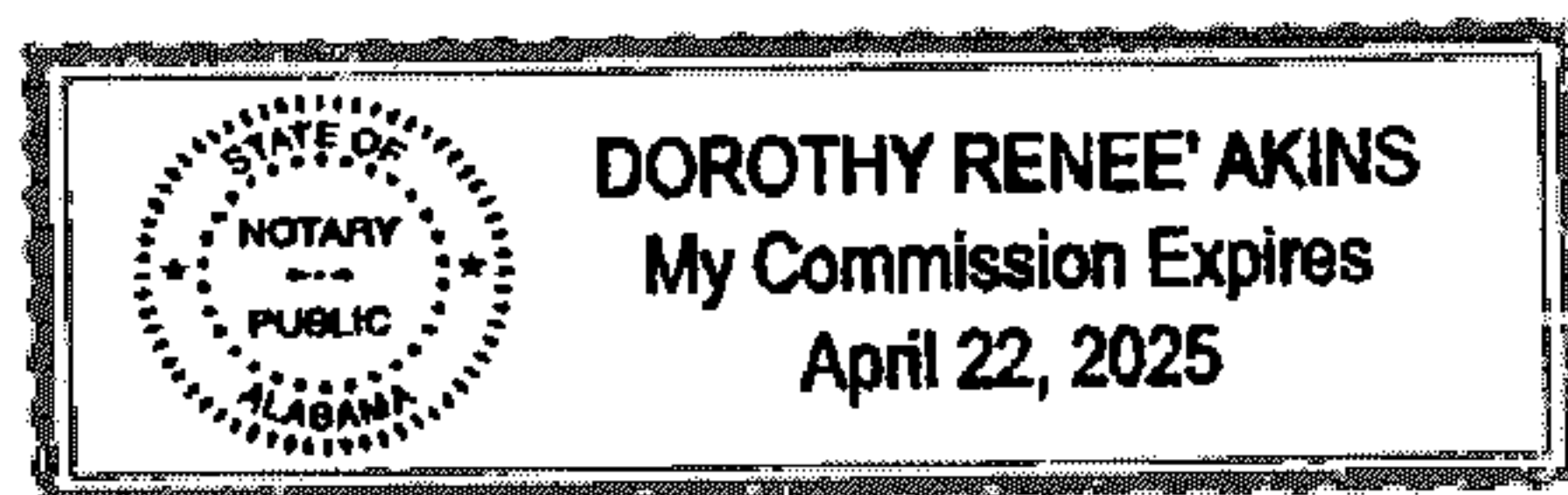
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this 15th day of November, 2021, by Zaida A. Angeles, individually and as attorney in fact for Roberto B. Angeles, a married couple. *11th DRA*

Dorothy Renee' Akins
Notary Public

Witness my hand and official seal.

My Commission Expires: 04/22/2025



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Roberto B. Angeles and Zaida A. Angeles
Mailing Address: 157 Chesser Reserve Drive
Chelsea, AL 35043

Grantee's Name: Hudson SFR Property Holdings II LLC, a Delaware limited liability company
Mailing Address: 2711 N Haskell
Suite 2100
Dallas, TX 75204

Property Address: 157 Chesser Reserve Drive
Chelsea, AL 35043

Date of Sale: November 15, 2021
Total Purchase Price: \$290,000.00

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.

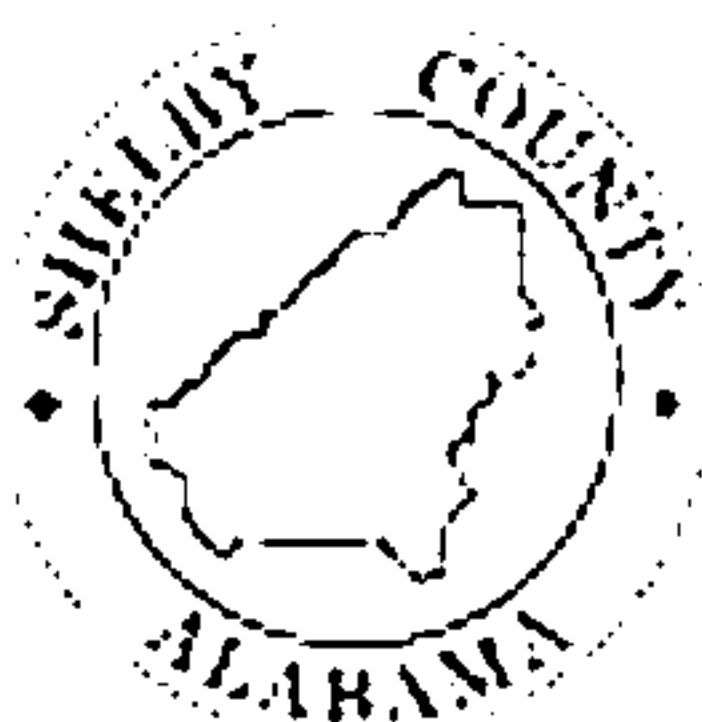
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: November 11, 2021

Print: ROBERTO B. ANGELES
ZAIDA A. ANGELES

Unattested [Signature]
(verified by)

Sign: Roberto B. Angeles Zaida A. Angeles
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2021 08:15:41 AM
\$318.00 JOANN
20211116000549770

Allen S. Bayl