

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

MATTHEW WAYNE NICHOLS, a married man, whose mailing address is 421 Wynlake Lane, Alabaster, Alabama 35007, 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, Illinois 60606, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Three Hundred Forty-Five Thousand and 00/100 Dollars (\$345,000.00), 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 28, ACCORDING TO THE SURVEY OF WYNLAKE SUBDIVISION, PHASE II, AS RECORDED IN MAP BOOK 20, PAGES 12 A AND B, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

BEING the same property conveyed to Matthew Wayne Nichols, as his sole and separate property, by deed dated December 17, 2020, recorded January 20, 2021, as Instrument No. 20210120000029780, 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.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this _____ day of 11/10, 2021.



MATTHEW WAYNE NICHOLS

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that MATTHEW WAYNE NICHOLS, 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.

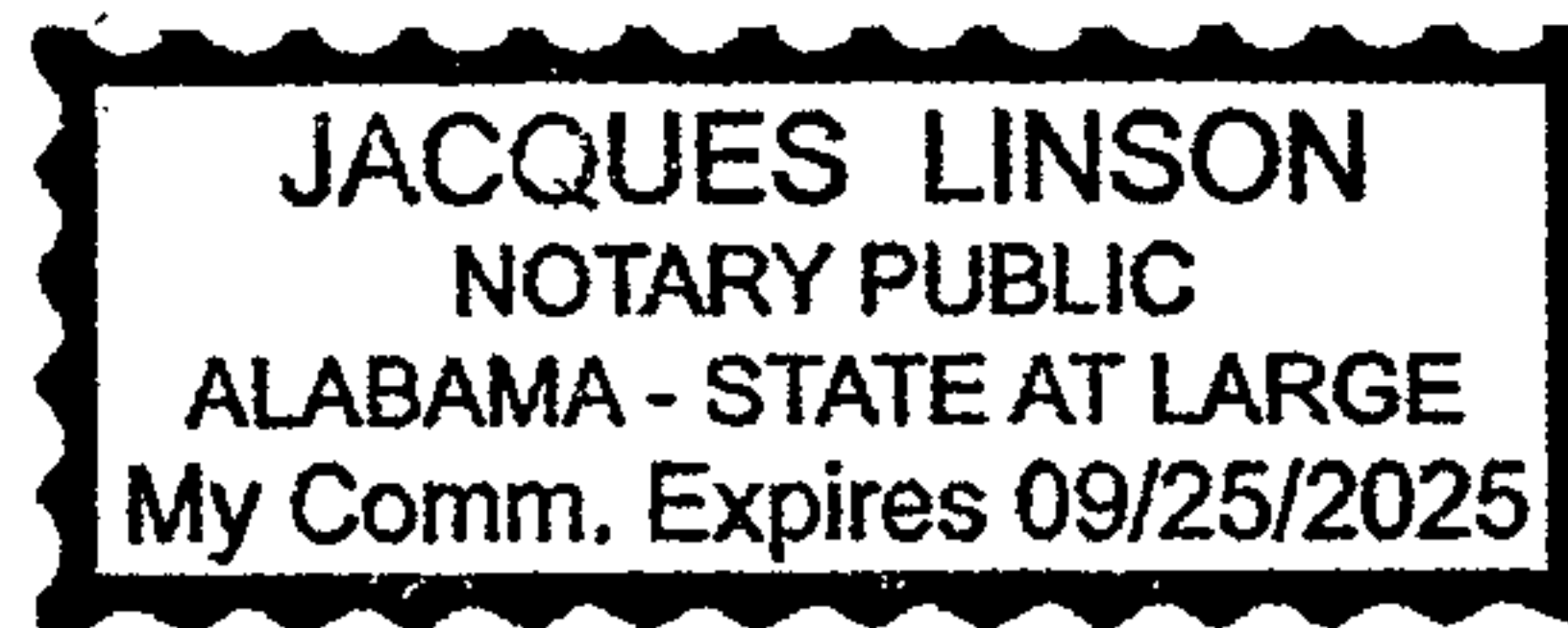
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 10th day of November, 20 21.

Jacques Linson
Notary Public

Jacques Linson

Print Name

My Commission expires: 9/25/2025



This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Matthew Wayne Nichols

421 Wynlake Lane

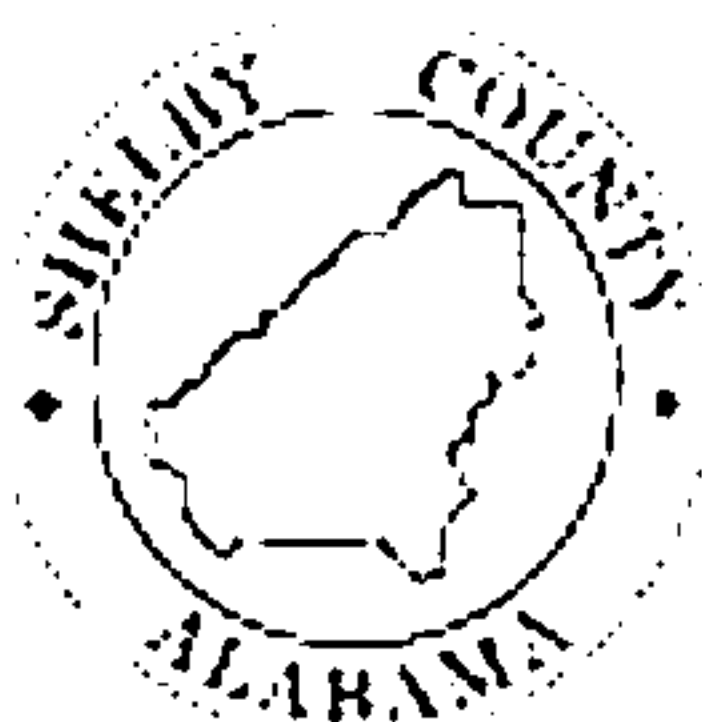
Alabaster, Alabama 35007

Grantee's address:

HPA III Acquisitions 1 LLC

120 S. Riverside Plaza, Suite 2000

Chicago, Illinois 60606



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

11/16/2021 01:03:00 PM

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Allie S. Bayl