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11/16/2021 03:48:00 PM
DEEDS 1/3

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

WARRANTY DEED

STATE OF ALABAMA
STATE OF Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Eleven Thousand Five Hundred And No/100 DOLLARS (\$211,500.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Estate of Teresa Dyer Bancroft** (herein referred to as GRANTOR), 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 531, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS, SECTOR 4, PHASE 1, AS RECORDED IN MAP BOOK 34, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 597 Waterford Lane, Calera, AL 35040
Parcel Identification Number: 22 8 34 1 005 021.000

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

IN WITNESS WHEREOF we have hereunto set our hands and seals, this ^{9th} ~~42th~~ day of November, 2021.

Estate of Teresa Dyer Bancroft

BY: Alli Bancroft
Alli Bancroft, as Personal Representative

STATE OF ALABAMA

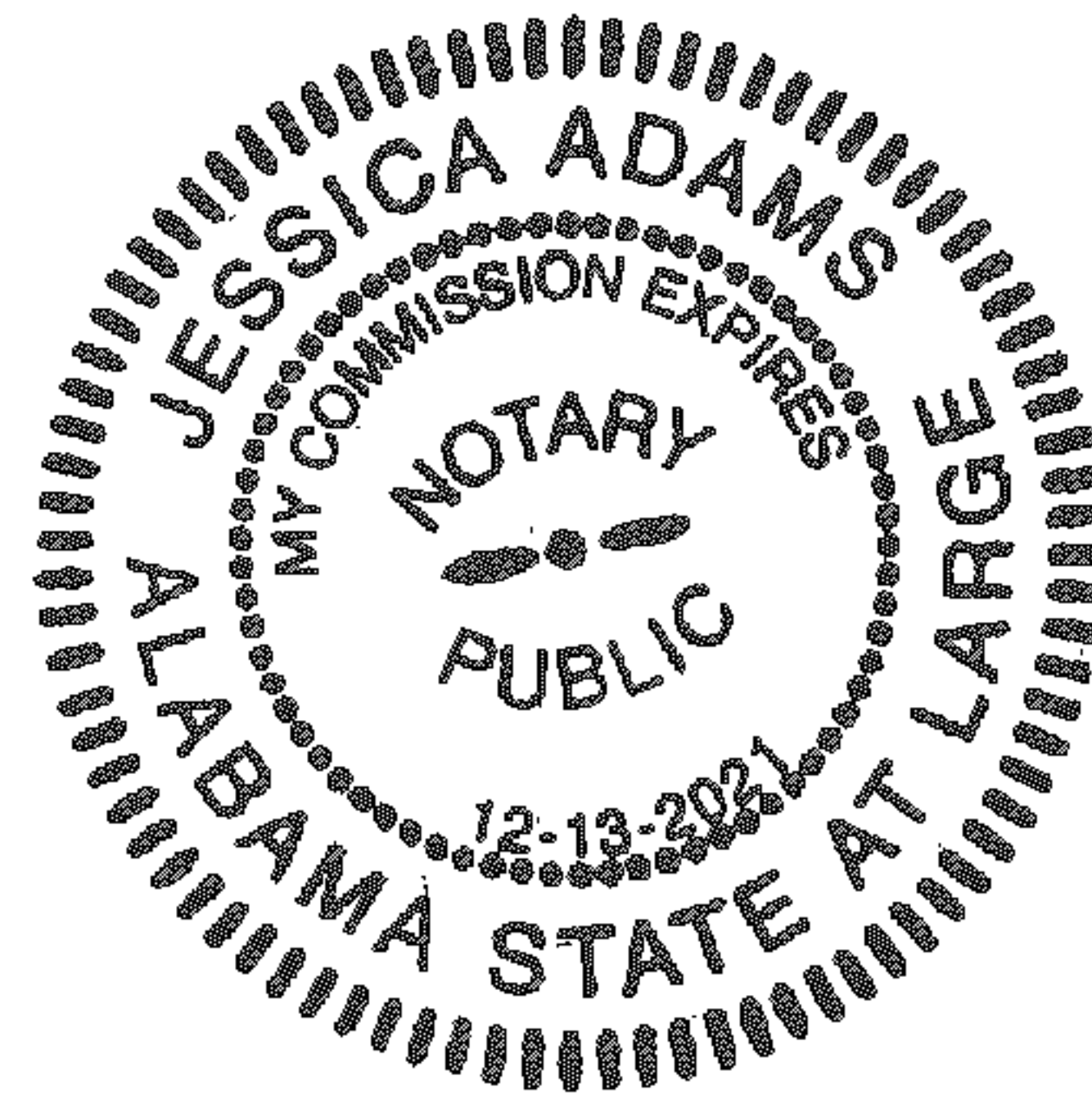
COUNTY OF Shelby

The foregoing instrument was acknowledged before me this ^{9th} 12th day of November, 2021, by Alli Bancroft, as Personal Representative, for the Estate of Teresa Dyer Bancroft

Jessica Adams
Notary Public

Witness my hand and official seal.

My Commission Expires: 12/13/21



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Estate of Teresa Dyer Bancroft

Mailing Address: 597 Waterford Lane
Calera, AL 35040

Property Address: 597 Waterford Lane
Calera, AL 35040

Grantee's Name: Hudson SFR Property Holdings II LLC, a
Delaware limited liability company

Mailing Address: 2711 N Haskell
Suite 2100
Dallas, TX 75204

Date of Sale: November 12, 2021
Total Purchase Price: \$211,500.00

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: 11/9/21
____ Unattested Jessica Adams
(verified by)

Print: Alli Bancroft
Sign: Alli Bancroft
(Grantor/Grantee/Owner/Agent) circle one

