

Send Tax Notice To:

Hudson SFR Property Holdings II LLC
2711 North Haskell Avenue
Dallas, TX 75204

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer
Attorney For Cartus Financial Corporation
2204 Lakeshore Drive, Suite 125
Birmingham, AL 35209
(205) 871-1440 Cartus File #3279726

WARRANTY DEED

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Two hundred fifty nine thousand four hundred and no/100 (\$ 259,400.00) to the undersigned Grantors in hand paid by the Grantees, whether one or more, herein, the receipt of which is hereby acknowledged, we, Nicholas M. Plombon and spouse, Natasha M. Plombon (herein referred to as Grantors) do grant, bargain, sell and convey unto

Hudson SFR Property Holdings II LLC
(herein referred to as Grantees) as individual owner or as joint tenants, with right of survivorship, if more than one, the following described real estate, situated in the State of Alabama, County of Shelby County, to-wit:

Lot 7-252, according to the Survey of Chelsea Park 7th Sector First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama.

*For complete legal description see attached sheet marked "Exhibit A"

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record. \$ 0.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s), his/her/their heirs assigns, forever; it being the intention of the parties to this conveyance, that if more than one Grantee, then to the Grantees as joint tenants with right of survivorship (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantee(s) herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantee(s), his/her/their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my heirs, executors, and administrators, shall warrant and defend the same to the said Grantee(s), his/her/their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 23rd day of October, 2021.



Nicholas M. Plombon

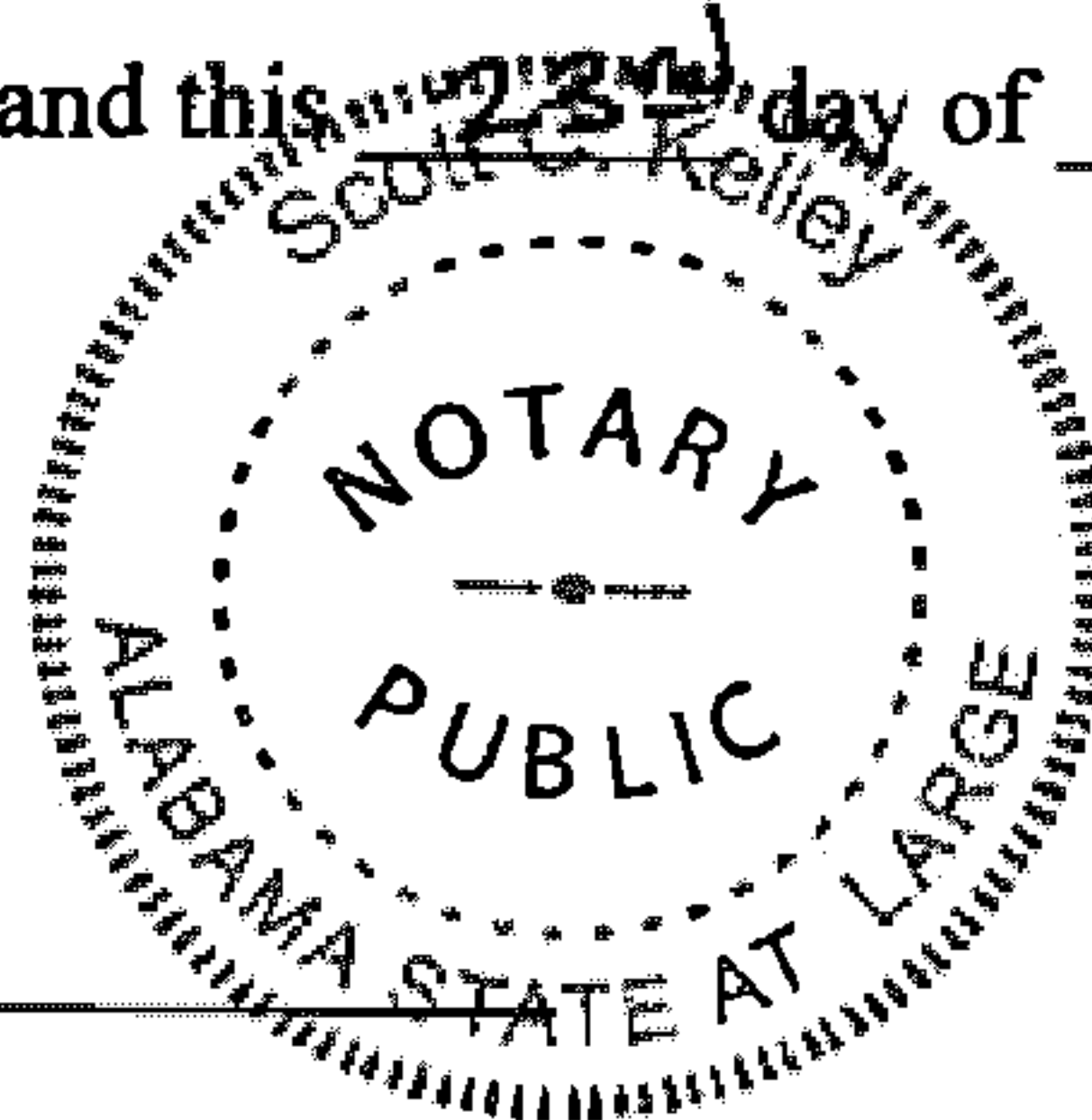


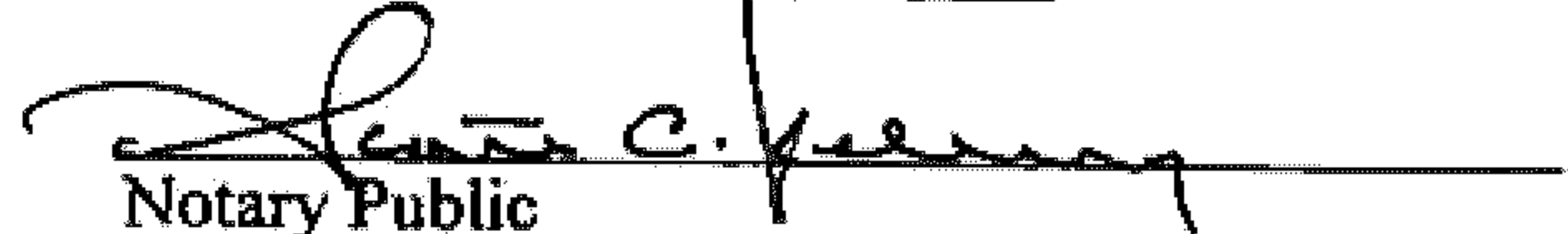
Natasha M. Plombon

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Nicholas M. Plombon** 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 foregoing conveyance he executed the same voluntarily and on the day the same bears date.

Given under my hand this 23rd day of October, 2021.




Notary Public

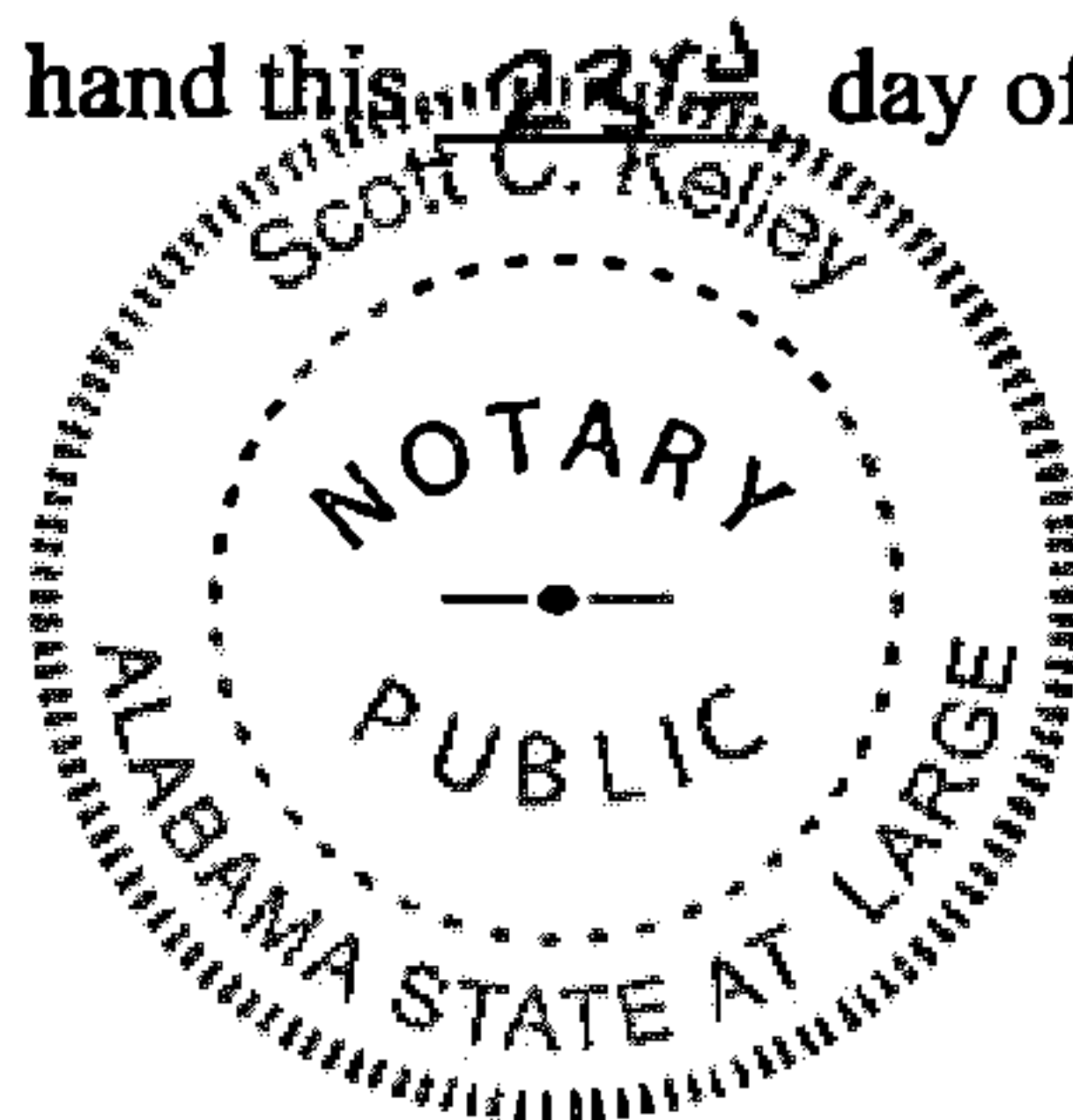
My Commission Expires:

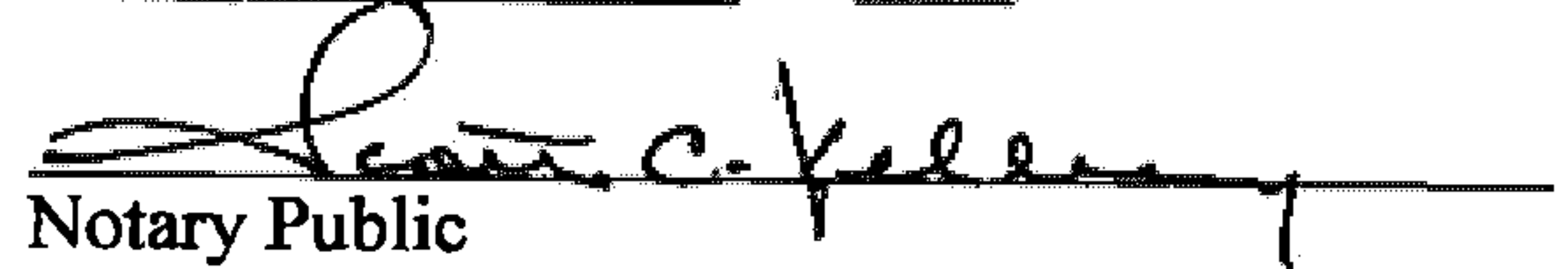
12/19/2023

State of Alabama
County of Shelby

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Natasha M. Plombon** 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 foregoing conveyance, she executed the same voluntarily and on the day the same bears date.

Given under my hand this 23rd day of October, 2021.




Notary Public

My Commission Expires:

12/19/2023

Instructions to Notary: This form acknowledgment cannot be changed or modified. It must remain as written to comply with Alabama law. The designation of the State and the County can be changed to conform to the place of the taking of the acknowledgment.

Exhibit A

Legal Description

Lot 7-252, according to the Survey of Chelsea Park 7th Sector First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions, and Restrictions for Chelsea Park 7th Sector, filed for record as Instrument No. 20061229000634370 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

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

Grantor's Name Cartus Financial Corporation
 Mailing Address 40 Apple Ridge Road
Danbury, CT 06810

Grantee's Name Hudson SFR Property Holdings II LLC
 Mailing Address 2711 North Haskell Avenue
Dallas, TX 75204

Property Address 1064 Springfield Drive
Chelsea, AL 35043

Date of Sale December 21, 2021

Total Purchase Price \$259,400.00

Or

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
 Sales Contract

 Appraisal
 Other:

 Closing Statement



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
Shelby County, AL
 12/21/2021 02:37:59 PM
 \$290.50 JOANN
 20211221000603100

If the conveyance document presented for recordation contains all of the required information referenced Ala. S. Byrd
 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 10.23.21

Print Jeff W. Farmer

 Unattested

(verified by)

Sign Jeff W. Farmer
 (Grantor/Grantee/ Owner (Agent) circle one)