

20211229000611030
12/29/2021 11:42:34 AM
DEEDS 1/4

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

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

MAXWELL D. HARVISON and VICTORIA T. HARVISON, husband and wife, whose mailing address is 5283 Harvest Ridge Lane, Birmingham, Alabama 35242, 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 Four Hundred Twenty Thousand and 00/100 Dollars (\$420,000.00), 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 30, ACCORDING TO THE SURVEY OF MEADOWBROOK, 11TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGES 6 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING the same property conveyed to Maxwell D. Harvison and Victoria T. Harvison, husband and wife, by deed dated June 25, 2001, recorded July 25, 2001, as Instrument No. 2001-30940, 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 22nd day of December, 20 21.

Maxwell D Harvison
MAXWELL D. HARVISON

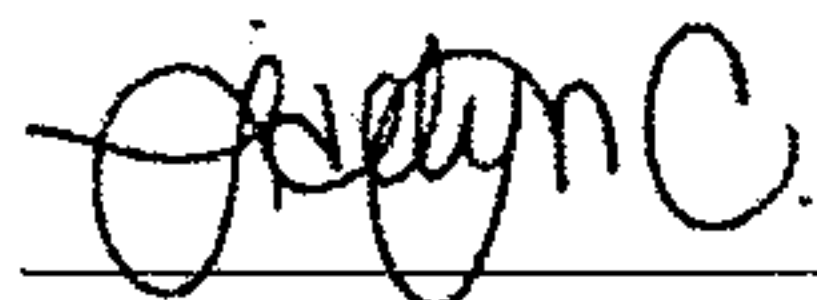
Victoria T Harvison

VICTORIA T. HARVISON

STATE OF Florida
COUNTY OF Saint Johns

I, the undersigned Notary Public in and for said County and State, hereby certify that
MAXWELL D. HARVISON, 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 23rd day of
December, 2021. Identification(s) verified using Alabama driver license(s).



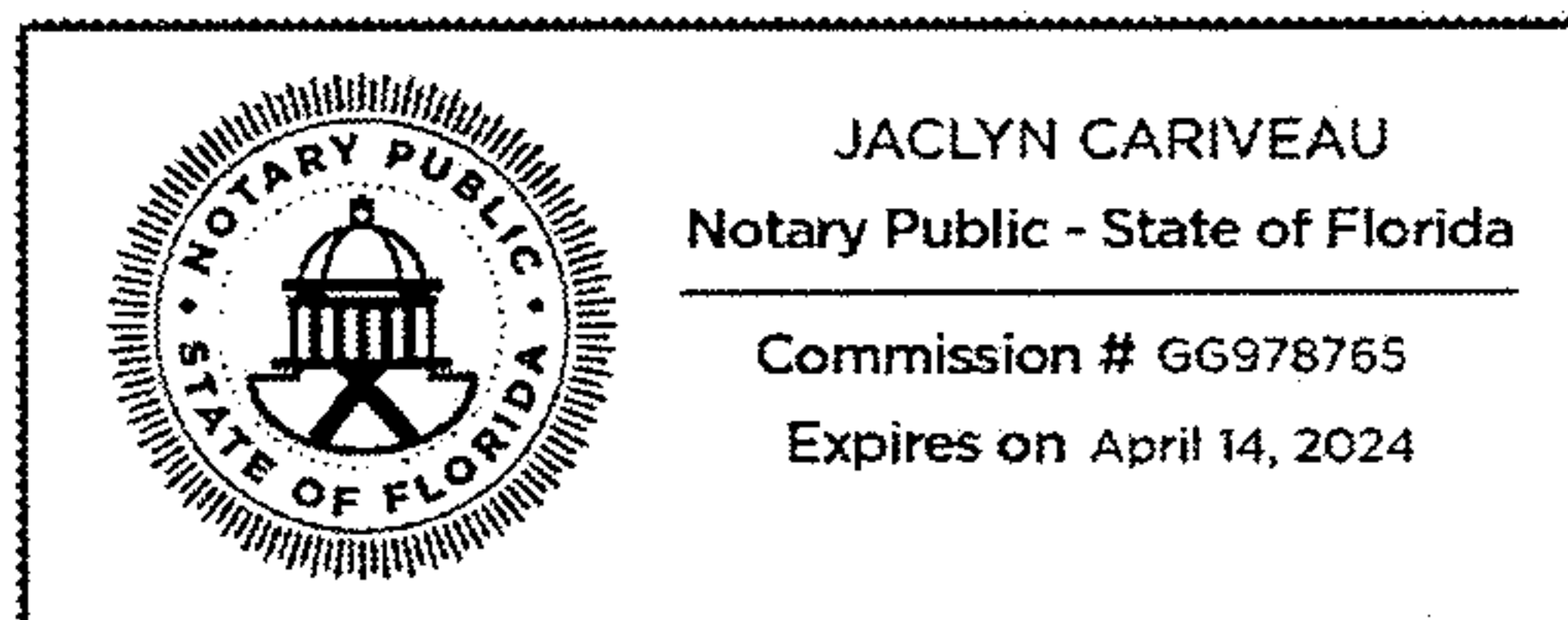
Notary Public

Jaclyn Cariveau

Print Name

My Commission expires: 04/14/2024

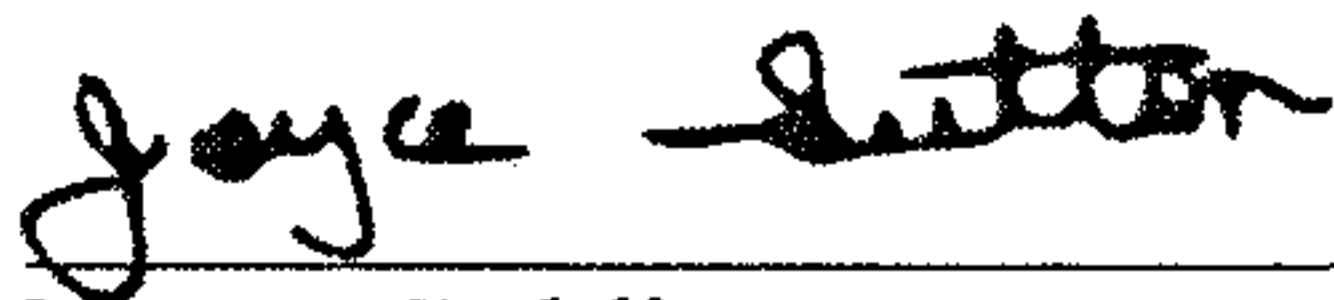
Notarized online using audio-video communication



STATE OF Virginia
COUNTY OF Chesapeake City

I, the undersigned Notary Public in and for said County and State, hereby certify that
VICTORIA T. HARVISON, 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 22nd day of
December, 2021.

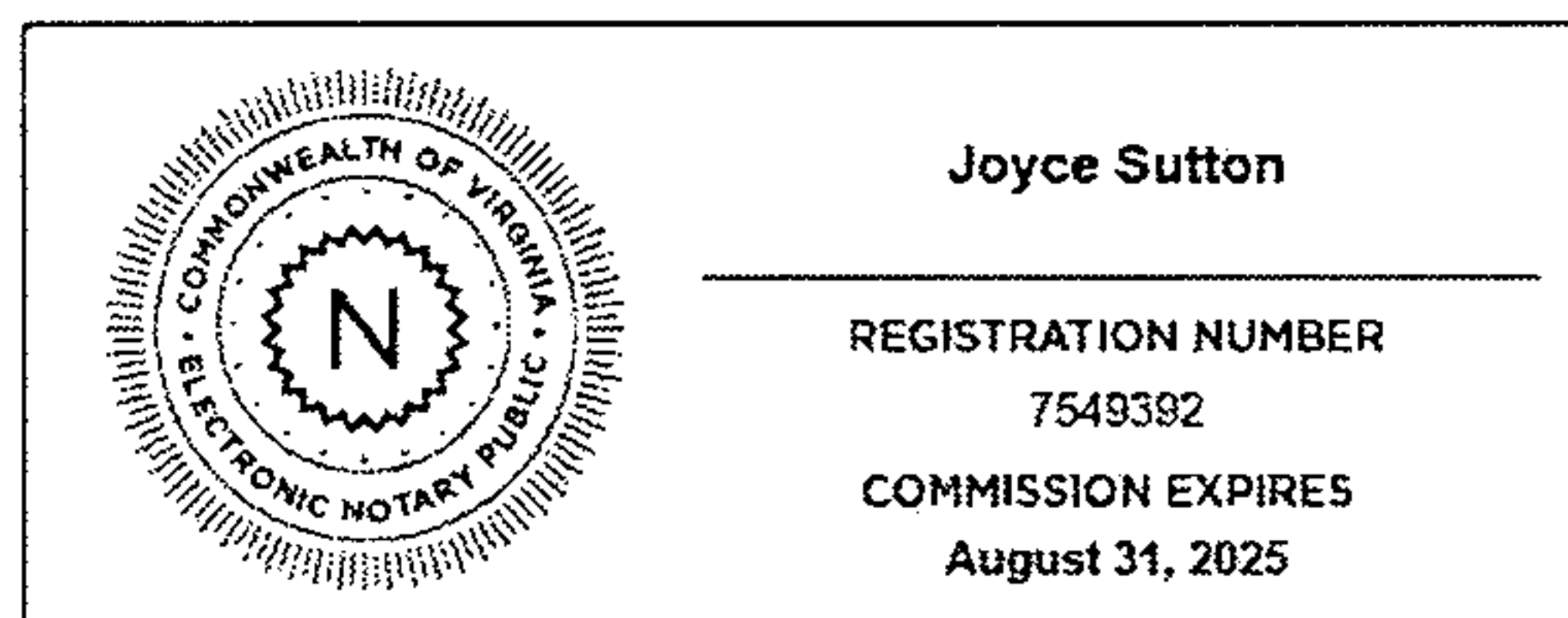


Notary Public

Joyce Sutton

Print Name

My Commission expires: 08/31/2025



Electronic Notary Public

Notarized online using audio-video communication

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This instrument prepared by:

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

82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Maxwell D. Harvison

Victoria T. Harvison

5283 Harvest Ridge Lane

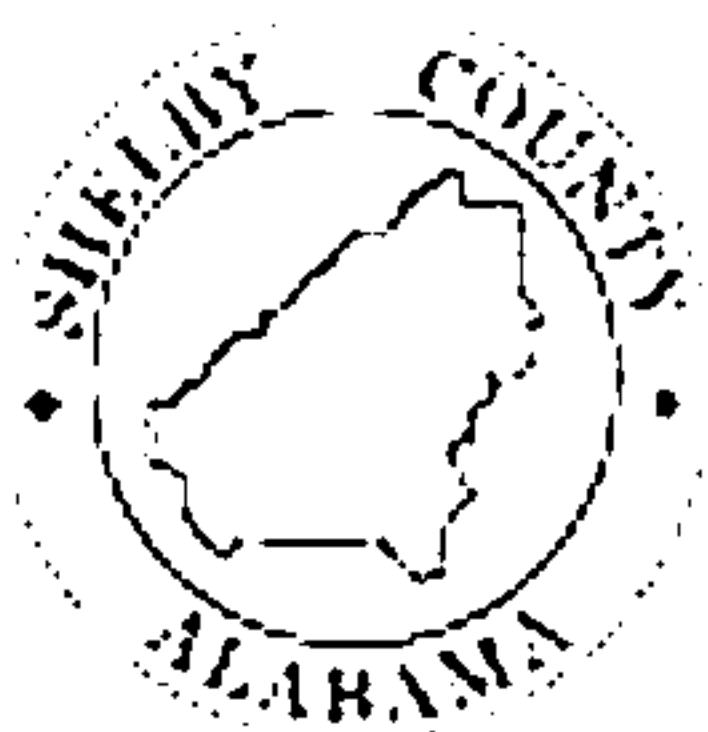
Birmingham, Alabama 35242

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

12/29/2021 11:42:34 AM

\$451.00 BRITTANI

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Allie S. Bayl