

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

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STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED**

GATEWAY GROUP ENTERPRISES, INC., Trustee of the 152 APPLEFORD ROAD TRUST,  
whose mailing address is 270 Doug Baker Blvd, Ste 700-276, Birmingham, AL 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 Three  
Hundred Sixty-Five Thousand and 00/100 Dollars (\$365,000.00), 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 280, ACCORDING TO THE SURVEY OF HILLSBORO SUBDIVISION PHASE I, AS  
RECORDED IN MAP BOOK 37, PAGE 104 A, B AND C, IN THE PROBATE OFFICE OF  
SHELBY COUNTY, ALABAMA.

BEING the same property conveyed from Robert Franklin Tillman III, and spouse, Angel  
Tillman, to Gateway Group Enterprises, Inc., Trustee of the 152 Appleford Road Trust, by deed  
dated September 17, 2021, recorded September 20, 2021, as Instrument No.  
20210920000455600, 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 13th day of January, 2022.

GATEWAY GROUP ENTERPRISES, INC., Trustee of the  
152 APPLEFORD ROAD TRUST

By: Jason Hollon  
Name:  
Title: Jason Hollon  
President

STATE OF Florida  
COUNTY OF Seminole County

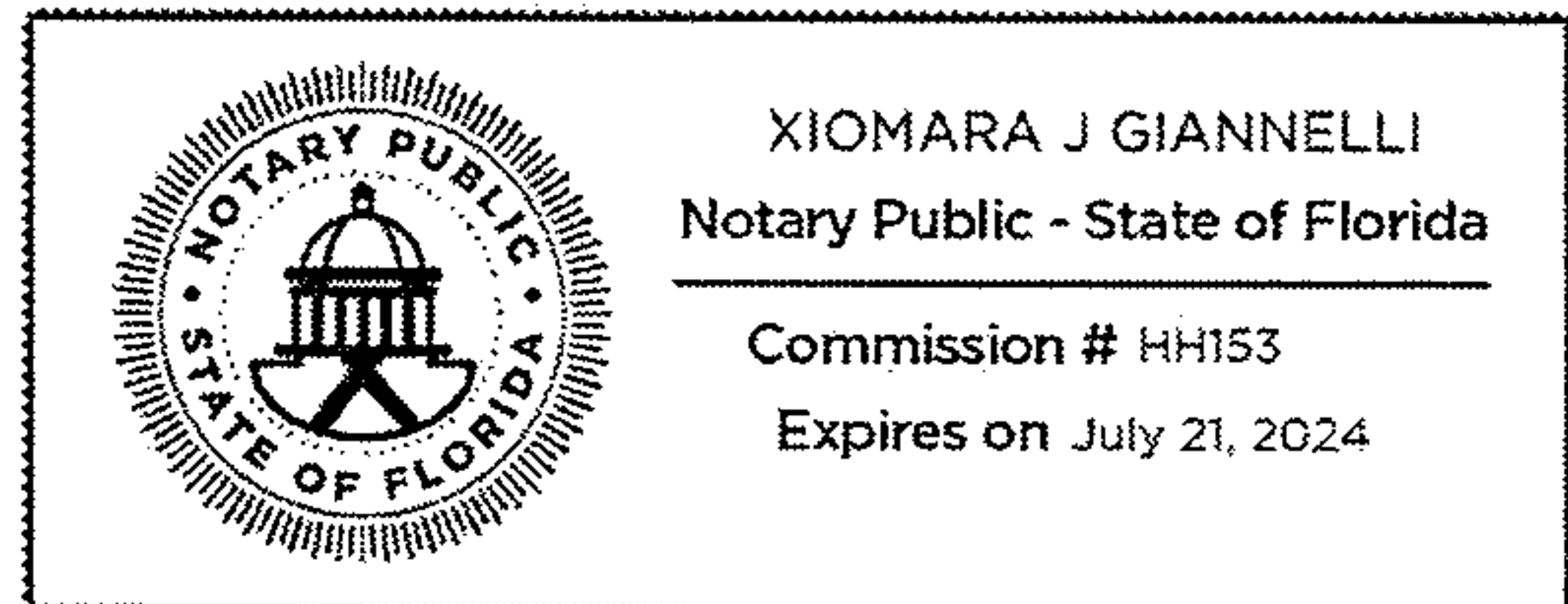
I, the undersigned Notary Public in and for said County and State, hereby certify that

Jason Hollon as President  
of GATEWAY GROUP ENTERPRISES, INC., Trustee of the 152 APPLEFORD ROAD  
TRUST, in his/her full and authorized capacity on behalf of said Trust, 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 13th day of  
January, 2022.

Type of Identification produced: Alabama Driver License

Xiomara J Giannelli  
Notary Public  
Xiomara J Giannelli  
Print Name  
My Commission expires: 07/21/2024

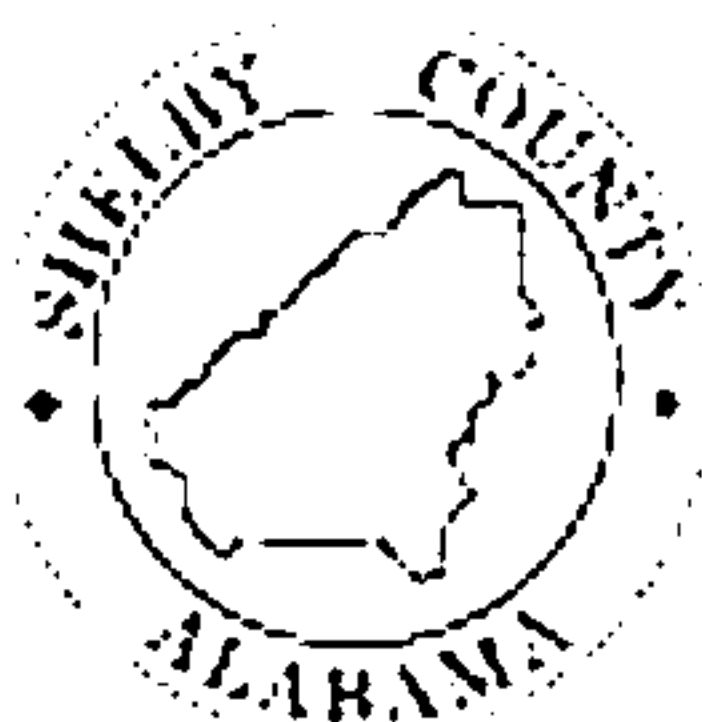


Notarized online using audio-video communication

This instrument prepared by:  
Curtis Hussey, Esq. - Alabama Bar No.: HUS004  
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:  
Gateway Group Enterprises, Inc.,  
Trustee of the 152 Appleford Road Trust  
270 DOUG BAKER BLVD, STE 700 - 276  
BIRMINGHAM, AL 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  
01/21/2022 08:56:28 AM  
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20220121000029800

Allen S. Bayl