

Return to after recordation:

Title 365 — Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

MICHAEL TRENT DOTSON, a married man, whose mailing address is 4828 Winnebago Drive, Hoover, Alabama 35244, hereinafter referred to as “Grantor”

and

HPA III ACQUISITIONS 1 LLC, a Delaware Limited Liability Company, whose mailing address is , 120 S. Riverside Plaza STE 2000, Chicago, IL 60606, hereinafter referred to as “Grantee”,

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Two Hundred Fifteen Thousand and 00/100 Dollars (\$215,000.00), 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 1A, ACCORDING TO A RESURVEY OF LOTS 1, 2, 3, 4, 5 & 6, AMENDED MAP OF CHASE PLANTATION, AS RECORDED IN MAP BOOK 8, PAGE 174, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING the same property conveyed to Michael Trent Dotson by deed dated May 1, 2017, recorded May 3, 2017, as Instrument No. 2017050300152950, 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 X 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 10th day of August , 20 21 .

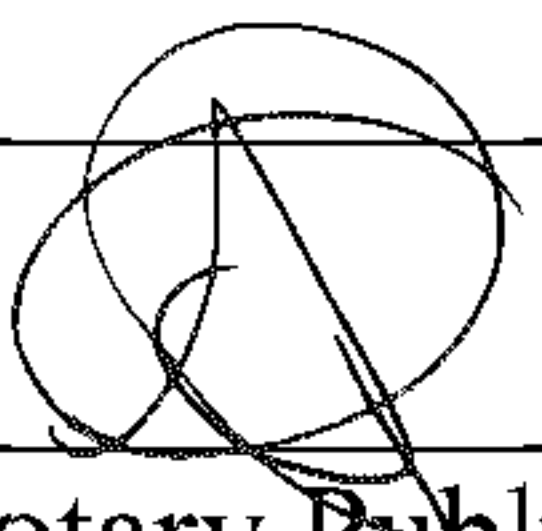
Michael Trent Dotson

MICHAEL TRENT DOTSON

STATE OF Florida
COUNTY OF Hillsborough

I, the undersigned Notary Public in and for said County and State, hereby certify that MICHAEL TRENT DOTSON, 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.

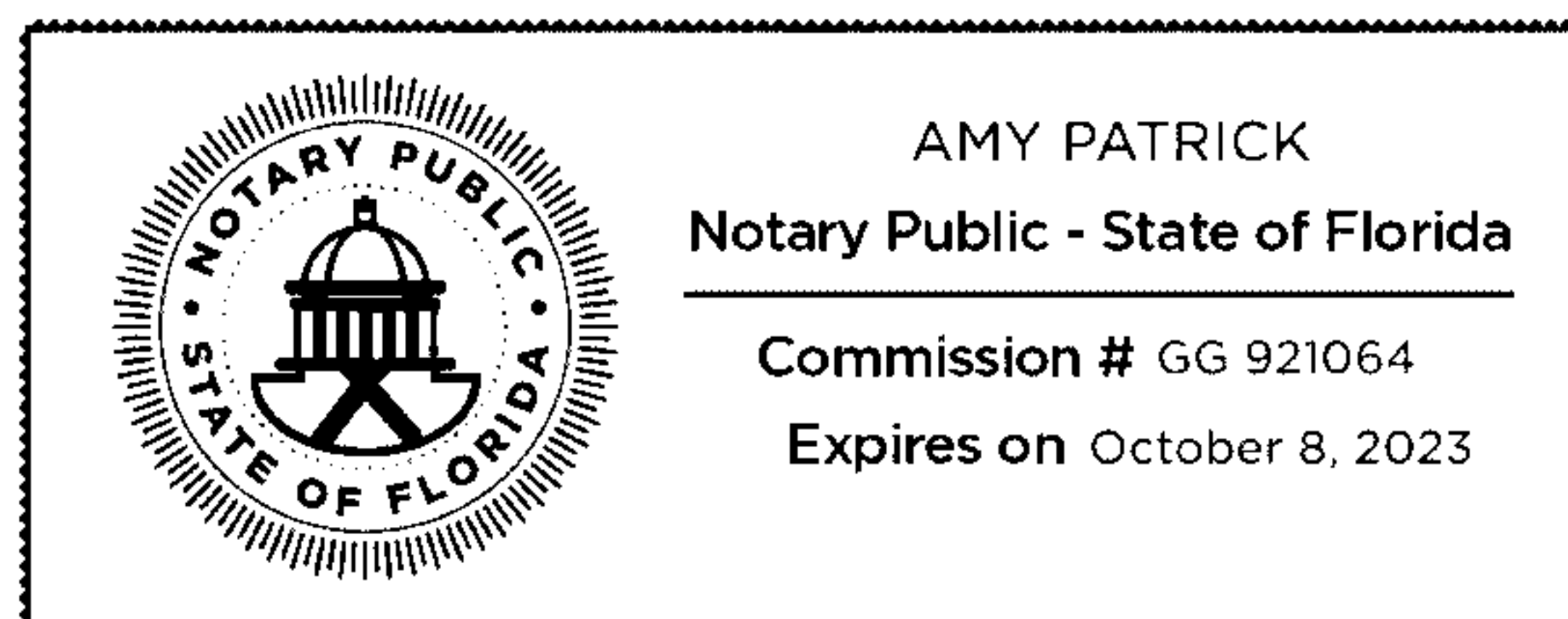
Session via online notarization. Produced ID: Driver License
IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 10th day of
August, 2021.



Notary Public

Amy Patrick GG 921064
Print Name

My Commission expires: 10/08/2023



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:
Michael Trent Dotson
4828 Winnebago Dr, Hoover Al 35244

Grantee's address:
HPA III Acquisitions 1 LLC
120 S Riverside Plaza STE 2000, Chicago, IL 60606

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

Grantor's Name Michael Trent Dotson
 Mailing Address _____
4828 Winnebago Dr, Hoover Al 35244

Grantee's Name HPA III Acquisitions 1 LLC
 Mailing Address 120 S Riverside Plaza
STE 2000
Chicago IL 60606

Property Address _____

Date of Sale 08/10/2021

1 Chase Plantation Parkway, Hoover Al 35244

Total Purchase Price \$215,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/07/2022 04:04:50 PM
 \$246.00 BRITTANI
 20220207000056020

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ 182,000.00



The purchase price or actual value ^{*Amy S. Byrd*} filed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☐ Other
☒ Closing Statement

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.

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 08/10/2021

Print Michael Trent Dotson

☒ Unattested Amy Patrick
 (verified by)

Sign Michael Trent Dotson
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1