

Return to after recordation:

TRG - REALtech Title, LLC, 3001 Leadenhall Road, Mount Laurel, NJ 08054

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

KENNETH D. SHARKEY, Personal Representative to the Estate of LOIS B. SHARKEY, also known as LOIS BURNS SHARKEY, deceased, whose mailing address is

356 OAK TRACE HOOPER, AL 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 Ninety-Nine Thousand and 00/100 Dollars (\$299,000.00), 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 60, RIVERCHASE WEST DIVIDING RIDGE, FIRST ADDITION, BOOK 7, PAGE 3,
PUBLIC RECORDS OF SHELBY COUNTY, ALABAMA.

Being the same property conveyed to Charles Odell Sharkey and wife, Lois B. Sharkey, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, by deed recorded in Book 348, Page 226, in the Office of the Judge of Probate of Shelby County, State of Alabama. The said Charles Odell Sharkey having departed this life on or about July 5, 1996, thereby vesting title to such property to Lois B. Sharkey, surviving spouse by operation of law. The said Lois B. Sharkey having departed this life on or about October 4, 2021. Letters Testamentary filed in the Court of Probate of Shelby County, State of Alabama, in Case No. PR-2021-001034, name Kenneth D. Sharkey the Personal Representative to the Estate of Lois Burns Sharkey, deceased.

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.

SIGNATURE PAGE(S) TO FOLLOW

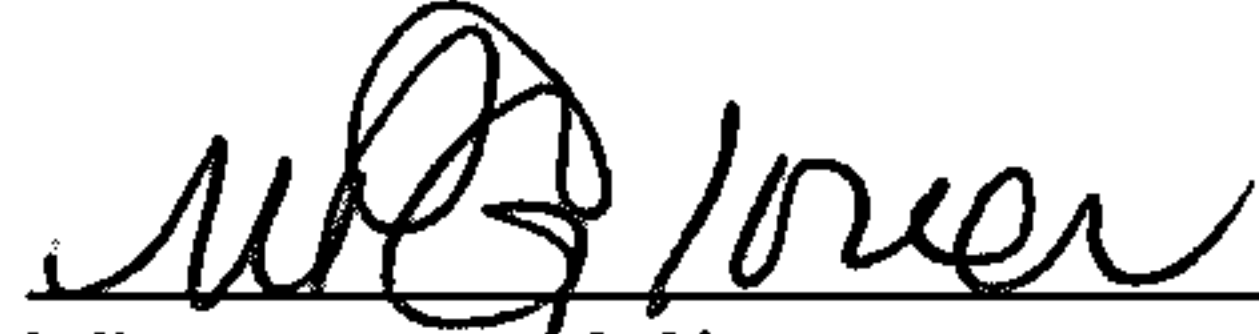
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 15th day of December, 2021.


KENNETH D. SHARKEY, Personal Representative
to the Estate of LOIS B. SHARKEY, also known as
LOIS BURNS SHARKEY, deceased

STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned Notary Public in and for said County and State, hereby certify that KENNETH D. SHARKEY, Personal Representative to the Estate of LOIS B. SHARKEY, also known as LOIS BURNS SHARKEY, deceased, 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 15th day of December, 2021.

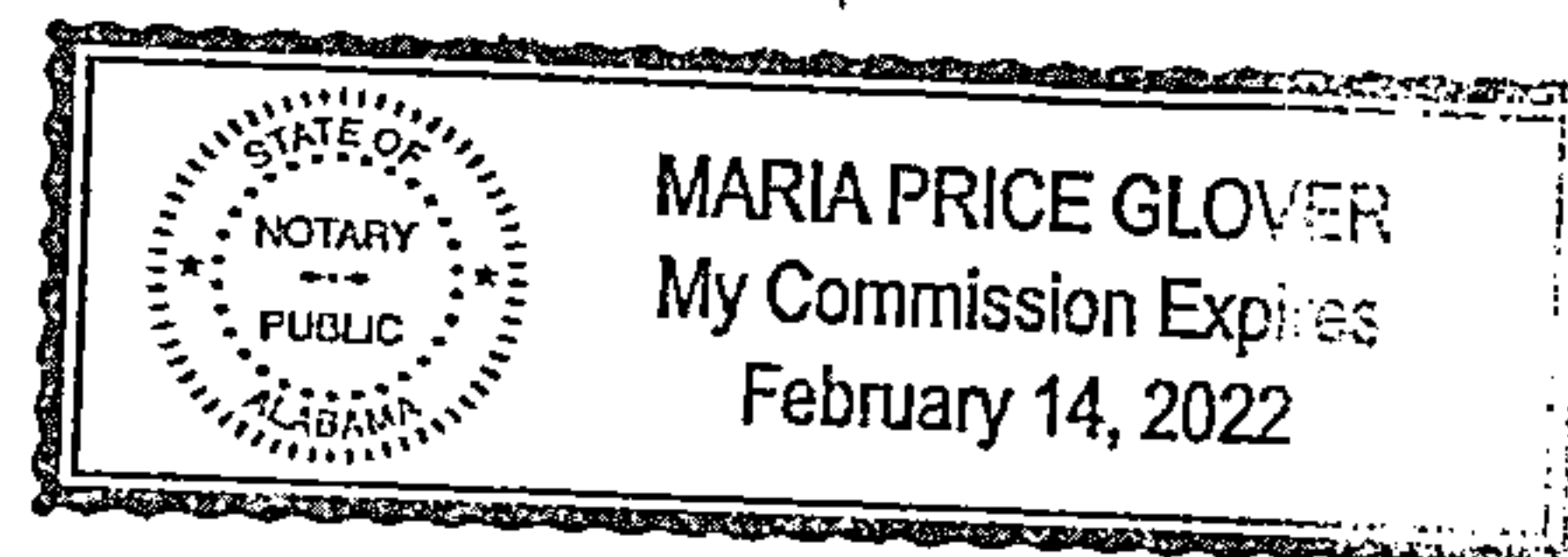


Notary Public

Maria Price Glover

Print Name

My Commission expires: 02/14/2022



This instrument prepared by:

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

82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Ken Sharkey

356 Oak Trace, 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 KEN SHARKEY, EXECUTOR
 Mailing Address ESTATE OF LORIE B. SHARKEY

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

Property Address 788 DIVIDING ROCK DR.
MOORE, AL 35295

Date of Sale 12-15-21
 Total Purchase Price \$ 299,000.00

or
 Actual Value \$

or
 Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 02/07/2022 04:40:00 PM
 \$331.00 BRITTANI
 20220207000056110



Alvin S. Byrd

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.

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 12-15-21

Print KEN SHARKEY, EXECUTOR

☒ Unattested Maria Price Glover
 (verified by)

Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one