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DEEDS 1/2

Prepared by: Liliana Agron
REALtech Title LLC
Return to: 3001 Leadenhall Rd.
Mt. Laurel, NJ 08054
File Number: 4710121-03550

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Statutory Warranty Deed

This Statutory Warranty Deed is executed this 10th day of February, 2022, by **HPA US1 LLC**, a Delaware Limited Liability Company, whose post office address is 120 S. Riverside Plaza STE 2000, Chicago, IL 60606, hereinafter called Grantor, to **HPA III Acquisitions 1 LLC**, a Delaware Limited Liability company, whose post office address is 120 S. Riverside Plaza STE 2000, Chicago, IL 60606, hereinafter called Grantee:

(Whenever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and Quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Shelby, State of Alabama, to wit:

Situated in the County of Shelby, State of Alabama:

Lot 222, according to the Final Plat of Arbor Hill, Phase III, as recorded in Map Book 33, Page 142, in the Probate Office of Shelby County, Alabama.

Parcel Identification Number: 11-7-26-0-07-037.000

Property address: 3217 Arbor Hill Trace, Hoover, AL 35244

***The assessed value of this property is \$330,300.00.**

Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

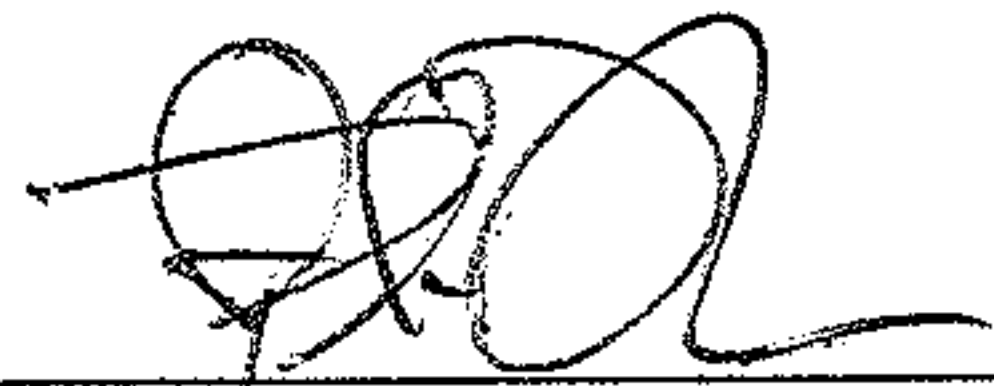
Grantor covenants as follows:

1. That the premises are free from all encumbrances made by Grantor and;
2. That Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

*****The Grantor and Grantee entities are wholly owned by the same parent company. This conveyance is made for nominal consideration, for the sole purpose of perfecting title to the property between these two related entities pursuant to Section 40-22-1(b)(2) of the Alabama Code.*****

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

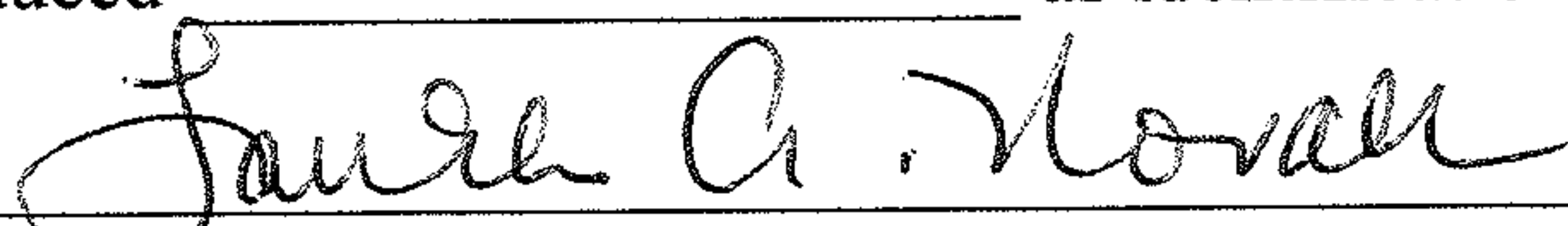
HPA US1 LLC, a Delaware Limited Liability Company



By: Robert Lindemann, Authorized Signatory

State of Illinois
County of Cook

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 10th day of February, 2022, by Robert Lindemann, the Authorized Signatory for HPA US1 LLC, a Delaware Limited Liability Company, who: ☒ is personally known to me or ☐ produced _____ as identification.



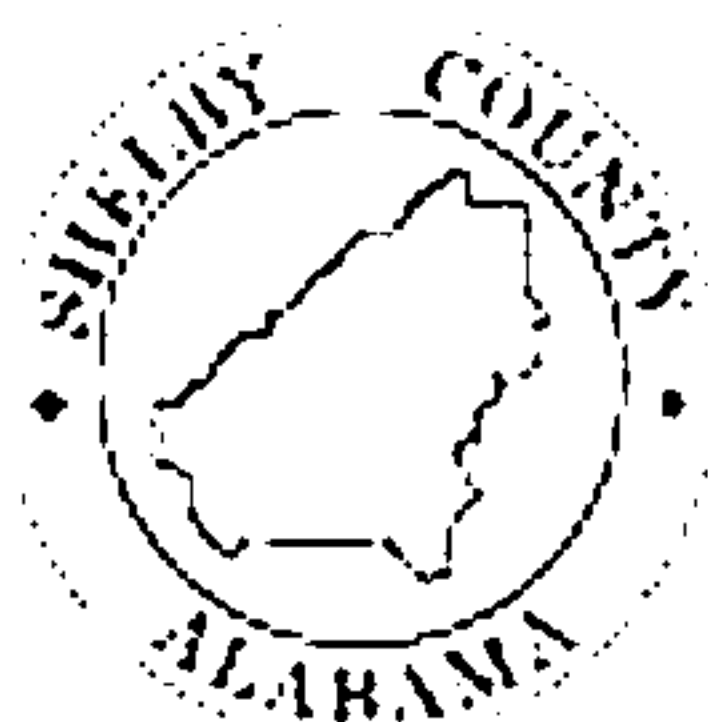
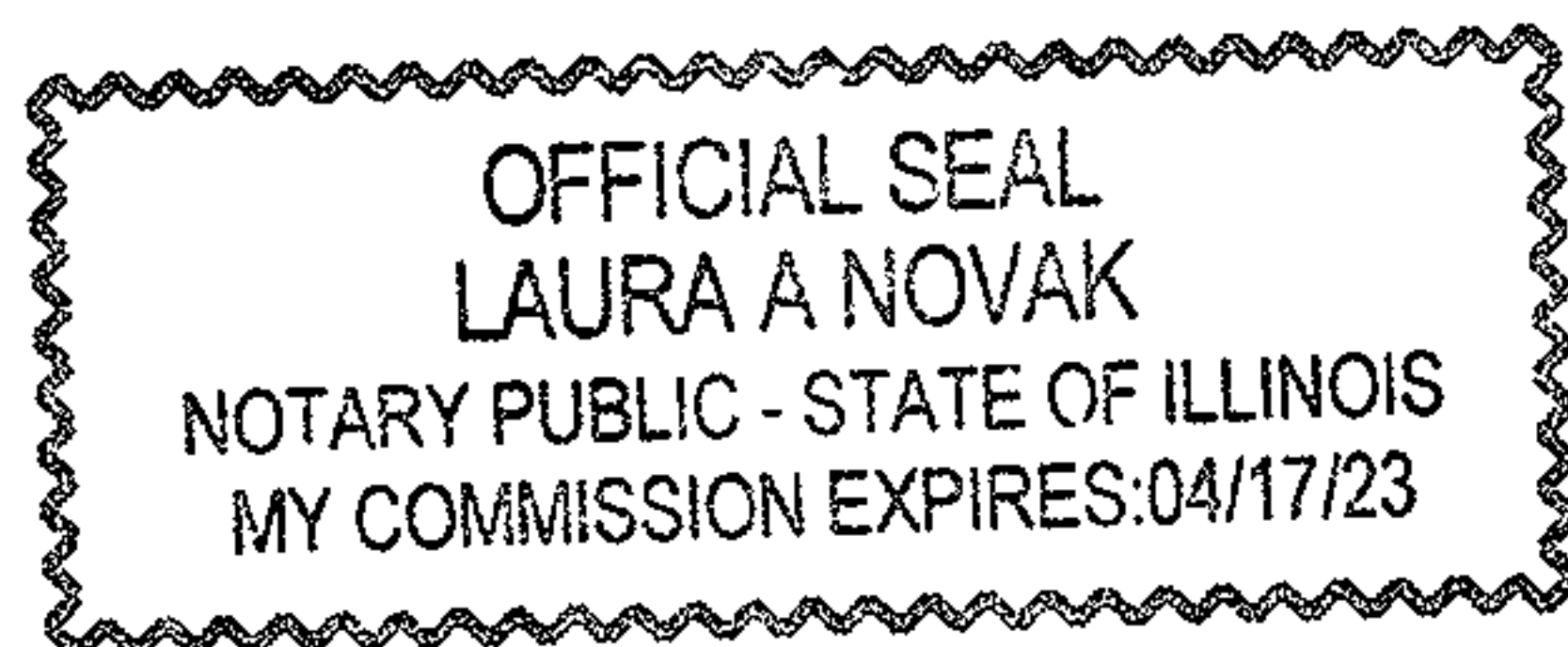
NOTARY PUBLIC (signature)

Print Name: Laura A Novak

My Commission Expires:

4/17/2023

Stamp/Seal:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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Allen S. Bayl