

This Instrument Prepared By:
Kyle England, Esq.
Bar ID No. 5936-N87Z
SPAETH & DOYLE LLP
950 S. Cherry Street, Suite 1220
Denver, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Twenty-Six Thousand Three Hundred And No/100 DOLLARS (\$326,300.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. I, **Denise Mammoser Coon, an unmarried woman** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Hudson SFR Property Holdings III LLC, a Delaware limited liability company** (herein referred to as GRANTEE), its heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 2, IN BLOCK 14, ACCORDING TO THE SURVEY OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

ALSO, A PARCEL OF LAND LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 19 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 14, OF BROKEN BOW SOUTH, AS RECORDED IN MAP BOOK 11, PAGE 82 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, ALSO BEING THE POINT OF BEGINNING; THENCE RUN EASTERLY ALONG THE SOUTHERN LINE OF SAID LOT, BLOCK 14, A DISTANCE OF 120.11 FEET TO THE SOUTHEAST CORNER OF SAID LOT; THENCE RIGHT 87 DEGREES, 47 MINUTES, 47 SECONDS SOUTHERLY ALONG THE PROLONGATION OF THE EAST LINE OF LOT 2, A DISTANCE OF 5.14 FEET; THENCE RIGHT 92 DEGREES, 12 MINUTES, 14 SECONDS AND PARALLEL TO THE SOUTH LINE OF LOT 2, A DISTANCE OF 120.11 FEET; THENCE RIGHT 87 DEGREES 48 MINUTES 03 SECONDS A DISTANCE OF 5.13 FEET NORTH ALONG THE PROLONGATION OF THE WEST LINE OF LOT 2 OF THE POINT OF BEGINNING.

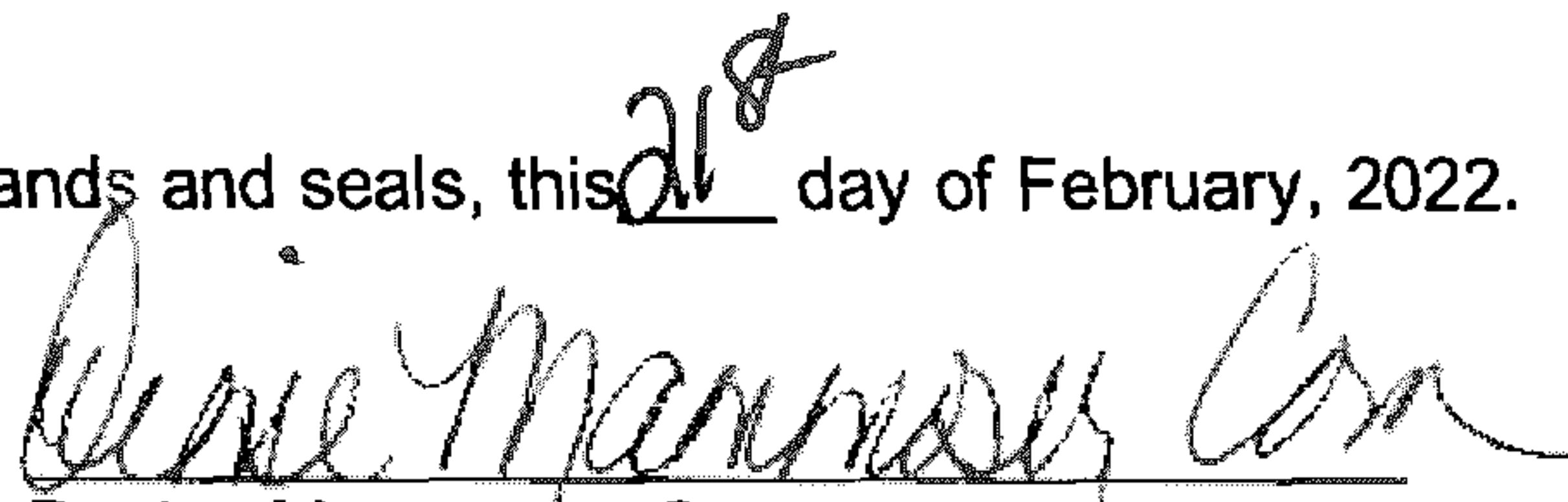
Also known by street and number as: 4816 Keith Drive, Birmingham, AL 35242
Parcel Identification Number: 10 1 12 0 009 075.000

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, her heirs and assigns, that she is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that she has a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, its heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

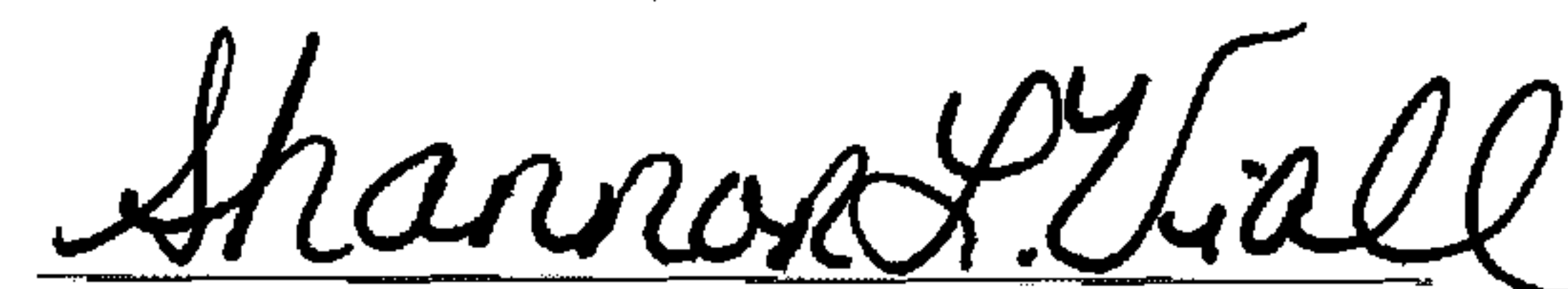
IN WITNESS WHEREOF I have hereunto set my hands and seals, this 21st day of February, 2022.


Denise Mammoser Coon

STATE OF ALABAMA

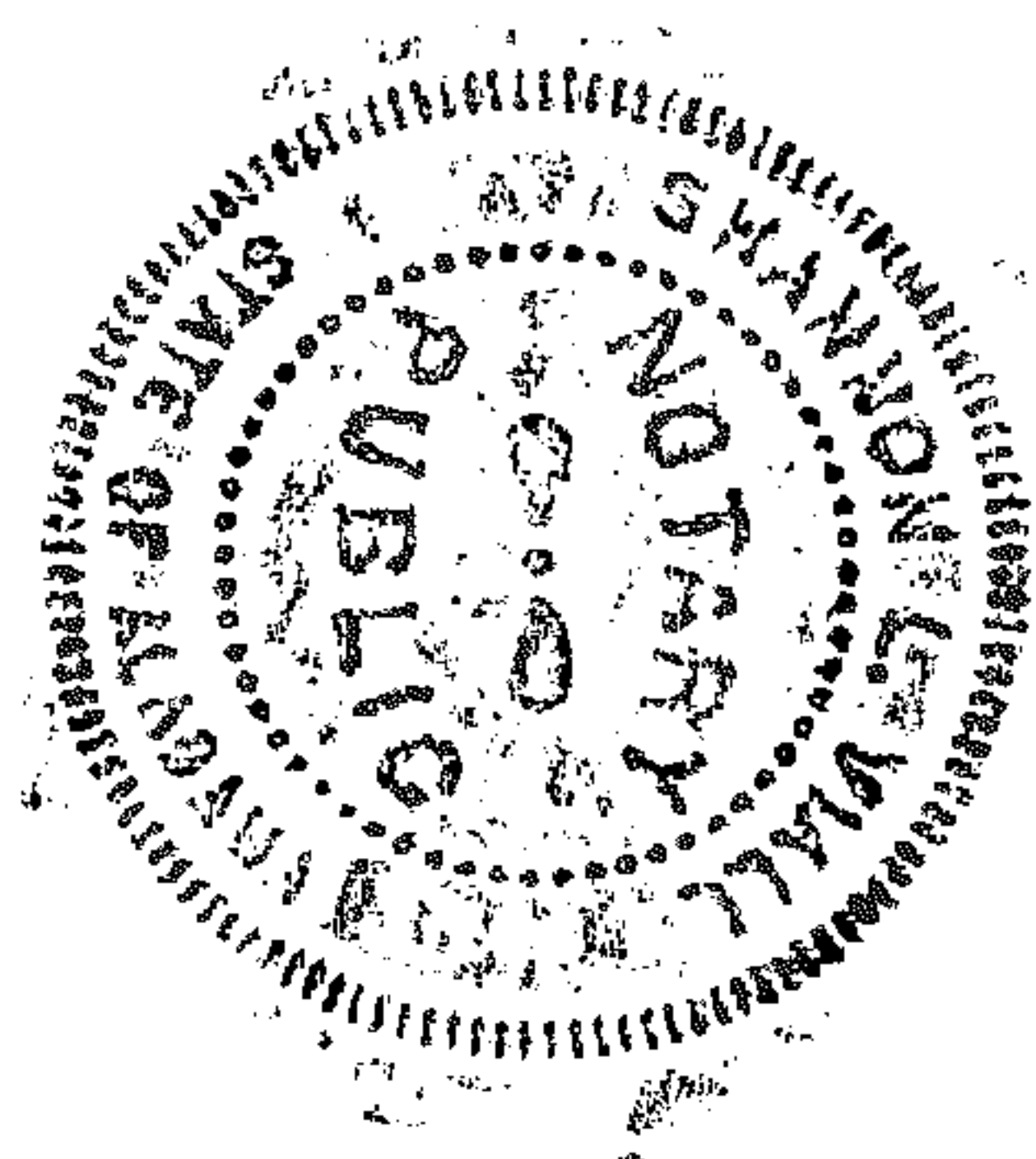
COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 21st day of February, 2022, by Denise Mammoser Coon, an unmarried woman


Notary Public

Witness my hand and official seal.

My Commission Expires: 11-2-2022



REAL ESTATE SALES VALIDATION FORM***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name: Denise Mammoser Coon

Mailing Address: 4816 Keith Drive
Birmingham, AL 35242Property Address: 4816 Keith Drive
Birmingham, AL 35242Grantee's Name: Hudson SFR Property Holdings III LLC, a
Delaware limited liability companyMailing Address: 2711 N Haskell
Suite 2100
Dallas, TX 75204Date of Sale: February 25, 2022
Total Purchase Price: \$326,300.00

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.

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: 2/25/2022

Unattested

(verified by)

Print: Denise Mammoser CoonSign: Denise Mammoser Coon

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/25/2022 01:14:20 PM
\$354.50 BRITTANI
20220225000081780

Alex S. Bayl