

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Hudson SFR Property Holdings III,
LLC
2711 N Haskell, Suite 2100
Dallas, TX 75204

GENERAL WARRANTY DEED

20220301000086080
03/01/2022 09:57:39 AM
DEEDS 1/2

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we

Andrew Hunter Whisenhunt and Tiffany Whisenhunt, husband and wife, whose mailing address is:

3068 Long Branch Dr. Calera, AL 35040

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Hudson SFR Property Holdings III, LLC, whose mailing address is: 2711 N Haskell, Suite 2100, Dallas, TX 75204

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, **the address of which is: 371 Ivy Hills Cir., Calera, AL 35040** to-wit:

Lot 42, according to the map and survey of Old Ivy Subdivision, Phase II, as recorded in Map Book 36, Page 6-A and Document #20051027000561200, in the Office of the Judge of Probate of Shelby County, Alabama. (Said map being a resurvey of portions of Lots 22-32 Tract Fifty-One Subdivision, Parcel "B", recorded in Map Book 11, page 26, as recorded in Probate Office of Shelby County, Alabama.)

Subject to: All easements, restrictions and rights of way of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my/our hand(s) and seal(s) this the 28th day of February, 2022.

Andrew Hunter Whisenhunt
Andrew Hunter Whisenhunt

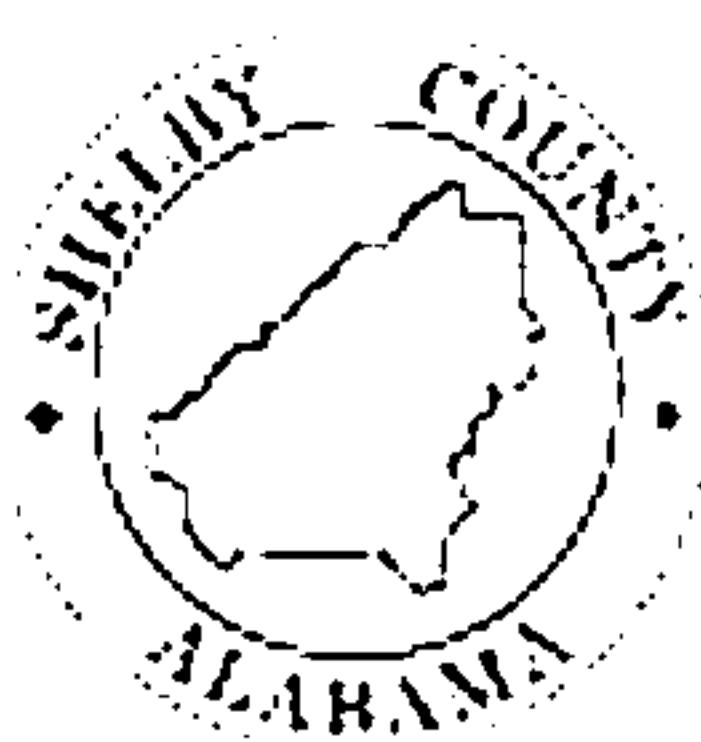
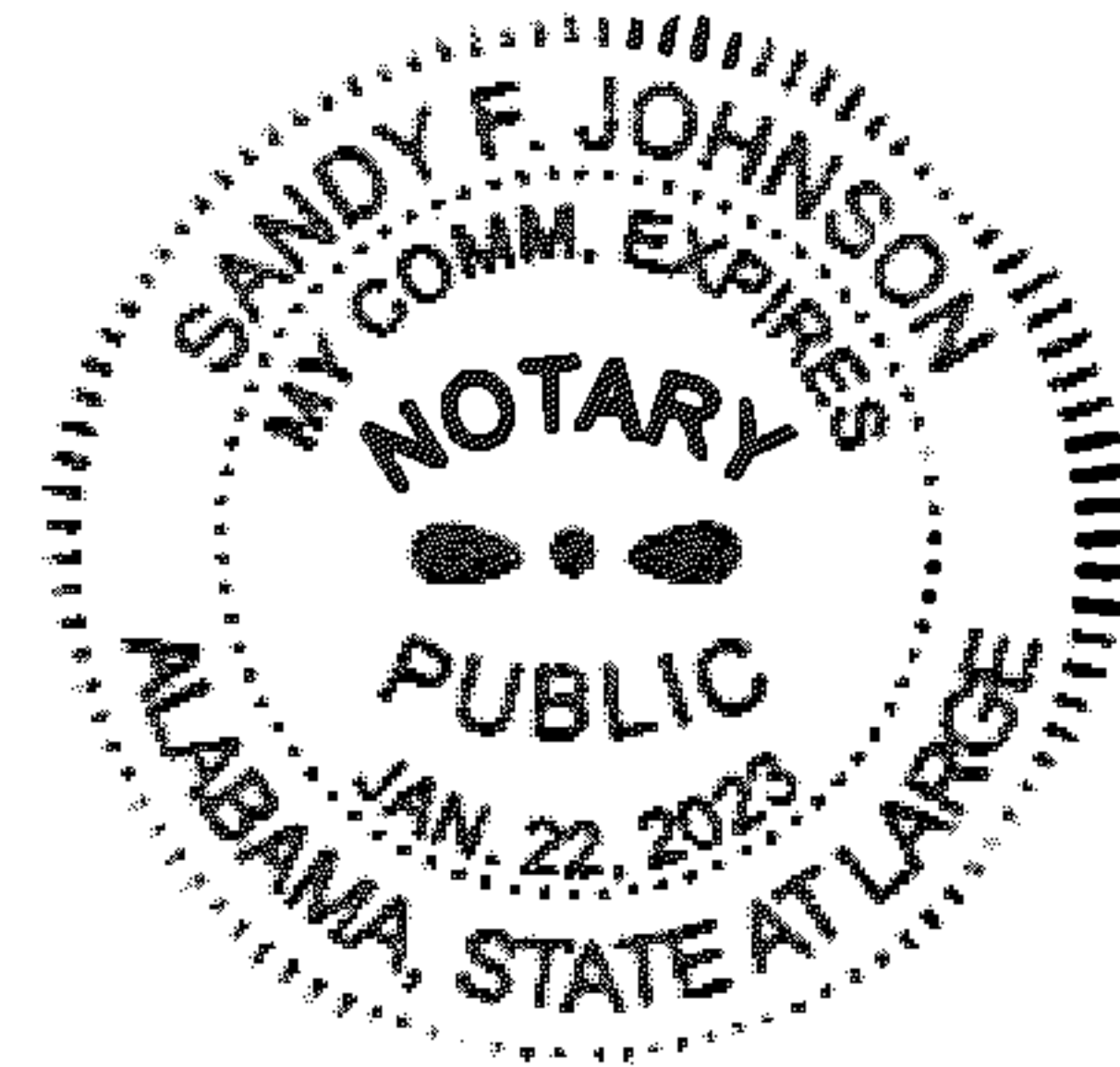
Tiffany Whisenhunt
Tiffany Whisenhunt

State of Alabama

County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Andrew Hunter Whisenhunt and Tiffany Whisenhunt, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 28th day of February, 2022.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: 1/22/23



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/01/2022 09:57:39 AM
\$275.00 BRITTANI
20220301000086080

Alli S. Boyd