

20220304000089730
03/04/2022 10:04:53 AM
DEEDS 1/2

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 **Two Hundred Fifty-Five Thousand And No/100 DOLLARS (\$255,000.00)** 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, **Frank D. Miller, an unmarried man** (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 9, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE TWO, SECTOR FOUR AS RECORDED IN MAP BOOK 20, PAGE 40, SHELBY COUNTY, ALABAMA RECORDS.

Also known by street and number as: 144 Saint Charles Drive, Helena, AL 35080
Parcel Identification Number: 13 5 21 2 000 005.042

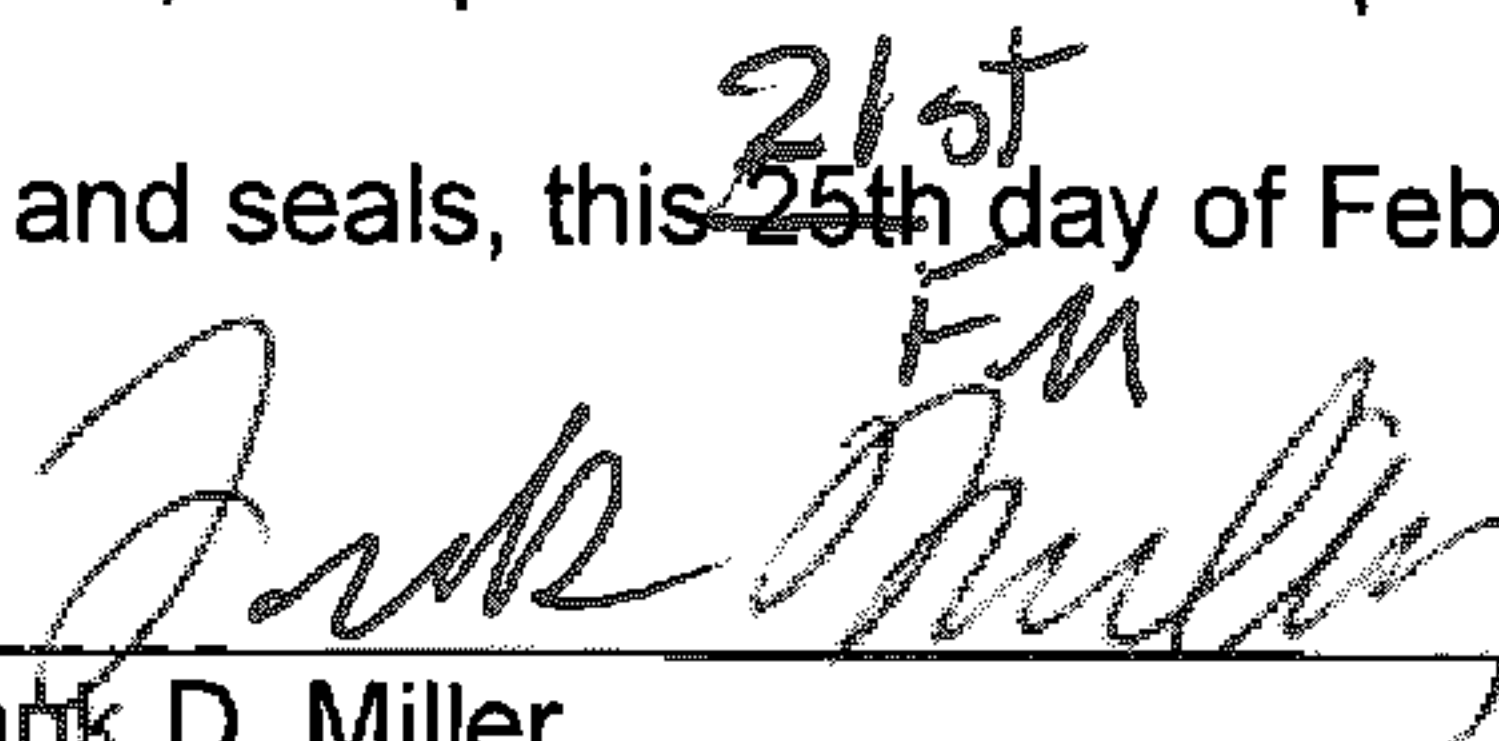
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said 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, his heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that he 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} ~~25th~~ day of February, 2022.

FITCO
302-2204478-S


Frank D. Miller

Grantor Address: 551 Fieldstone Drive Helena, AL 35080

Grantee Address: 2711 N Haskell Suite 2100 Dallas, TX 75204

STATE OF ALABAMA

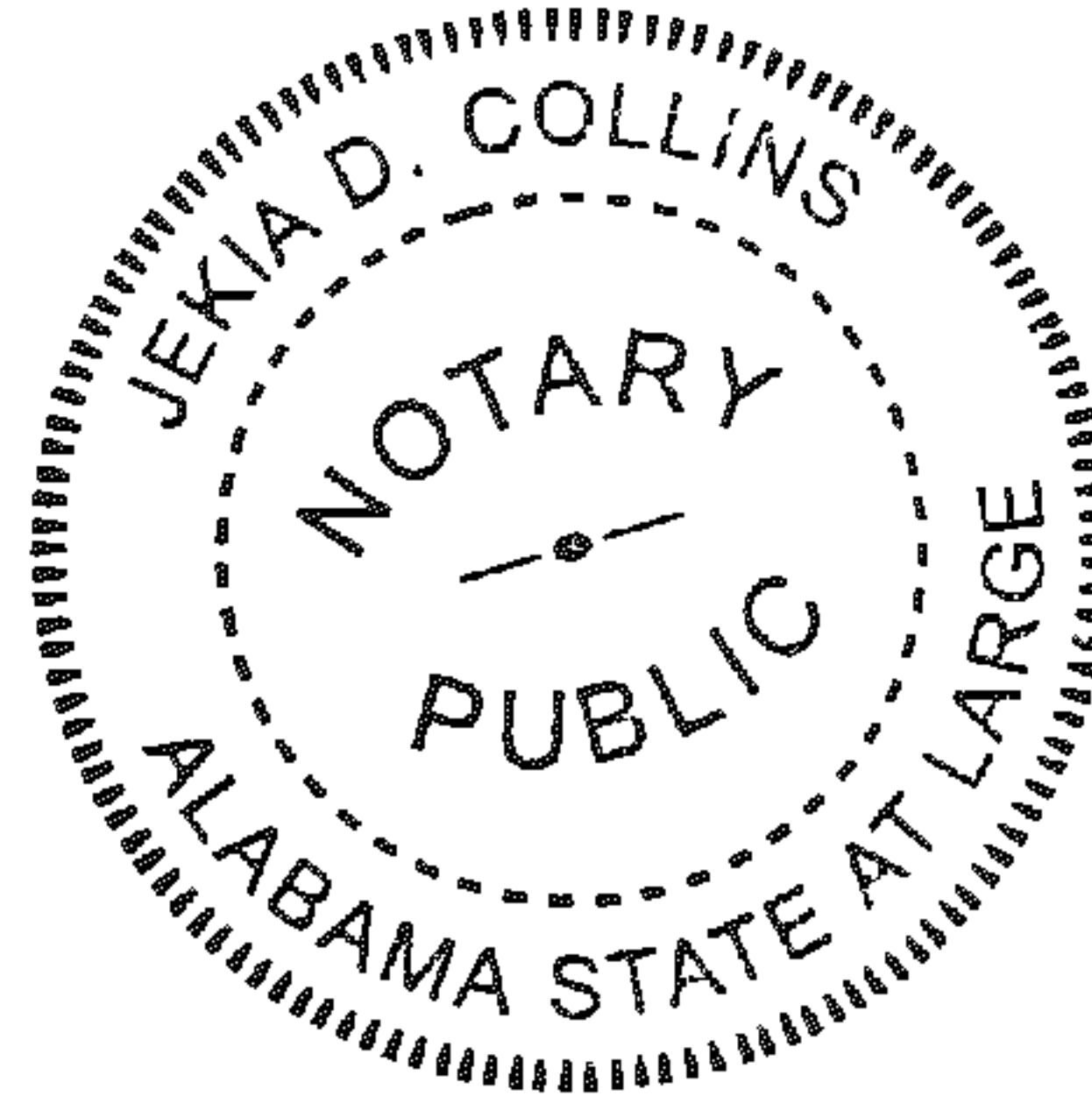
COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 21st day of February, 2022, by Frank D. Miller, an unmarried man


Notary Public

Witness my hand and official seal.

My Commission Expires: 01/15/2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2022 10:04:53 AM
\$280.00 CHERRY
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