

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

FITCO
302-2204504-S

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Seventy Thousand Four Hundred And No/100 DOLLARS (\$270,400.00)** 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, **Lynn A. Boley, a married woman, as her sole and separate property** (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 39, BLOCK 2, ACCORDING TO THE SURVEY OF BERRYHILL 2ND SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 76, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 105 Berryhill Circle, Alabaster, AL 35007
Parcel Identification Number: 23 2 03 4 001 046.187

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 4th day of March, 2022.


Lynn A. Boley

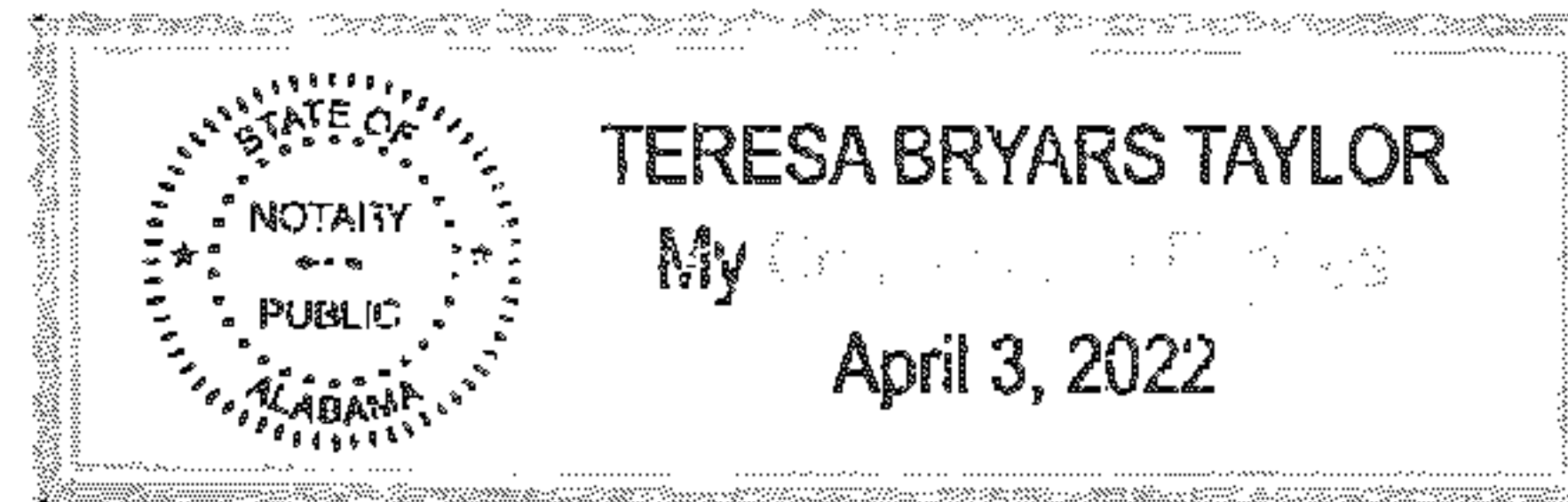
STATE OF ALABAMA

COUNTY OF ~~SHELBY~~ *Mobile* *JB*

The foregoing instrument was acknowledged before me this 1st day of March, 2022, by Lynn A. Boley, a married woman

Teresa Bryars Taylor
Notary Public

Witness my hand and official seal.
My Commission Expires:



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

Grantor's Name: Lynn A. Boley

Grantee's Name: Hudson SFR Property Holdings III LLC, a
Delaware limited liability companyMailing Address: 6600 Sugar Creek Dr N
Mobile, AL 36695Mailing Address: 2711 N Haskell
Suite 2100
Dallas, TX 75204Property Address: 105 Berryhill Circle
Alabaster, AL 35007Date of Sale: March 4, 2022
Actual Value: \$270,400.00

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.

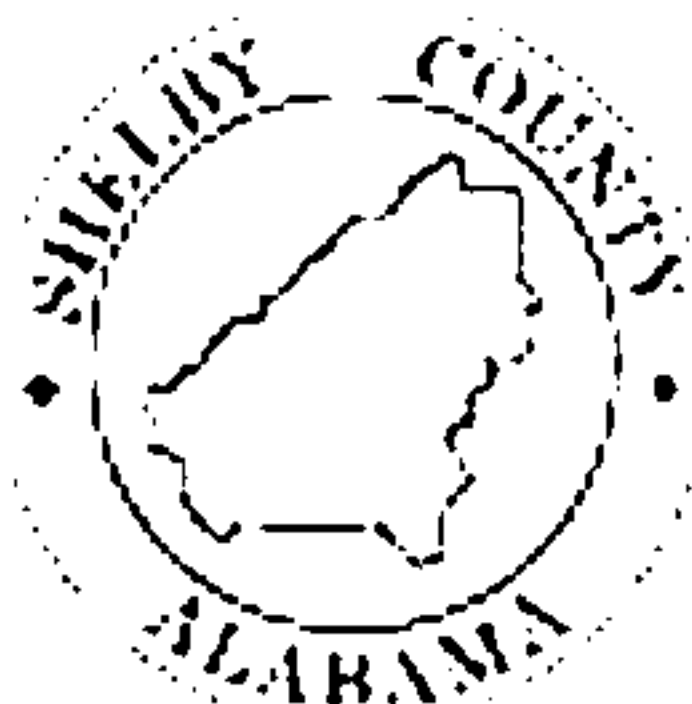
Date of Sale - the date on which interest to the property was conveyed.

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.

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: 03/01/2022

Print: Lynn Boley

Unattested
(verified by)Sign: Lynn Boley
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/11/2022 10:53:24 AM
 \$298.50 JOANN
 20220311000101760

Alli S. Beryl