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05/13/2022 02:37:11 PM
DEEDS 1/3

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
802-2214026-5

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Ninety-Six Thousand And No/100 DOLLARS (\$296,000.00)** and other good and valuable consideration paid to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **John Reardon and Leslie Reardon, husband and wife** (herein referred to as GRANTORS), 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 3, BLOCK 1, ACCORDING TO THE SURVEY OF HAMLET AS RECORDED IN MAP BOOK 8, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

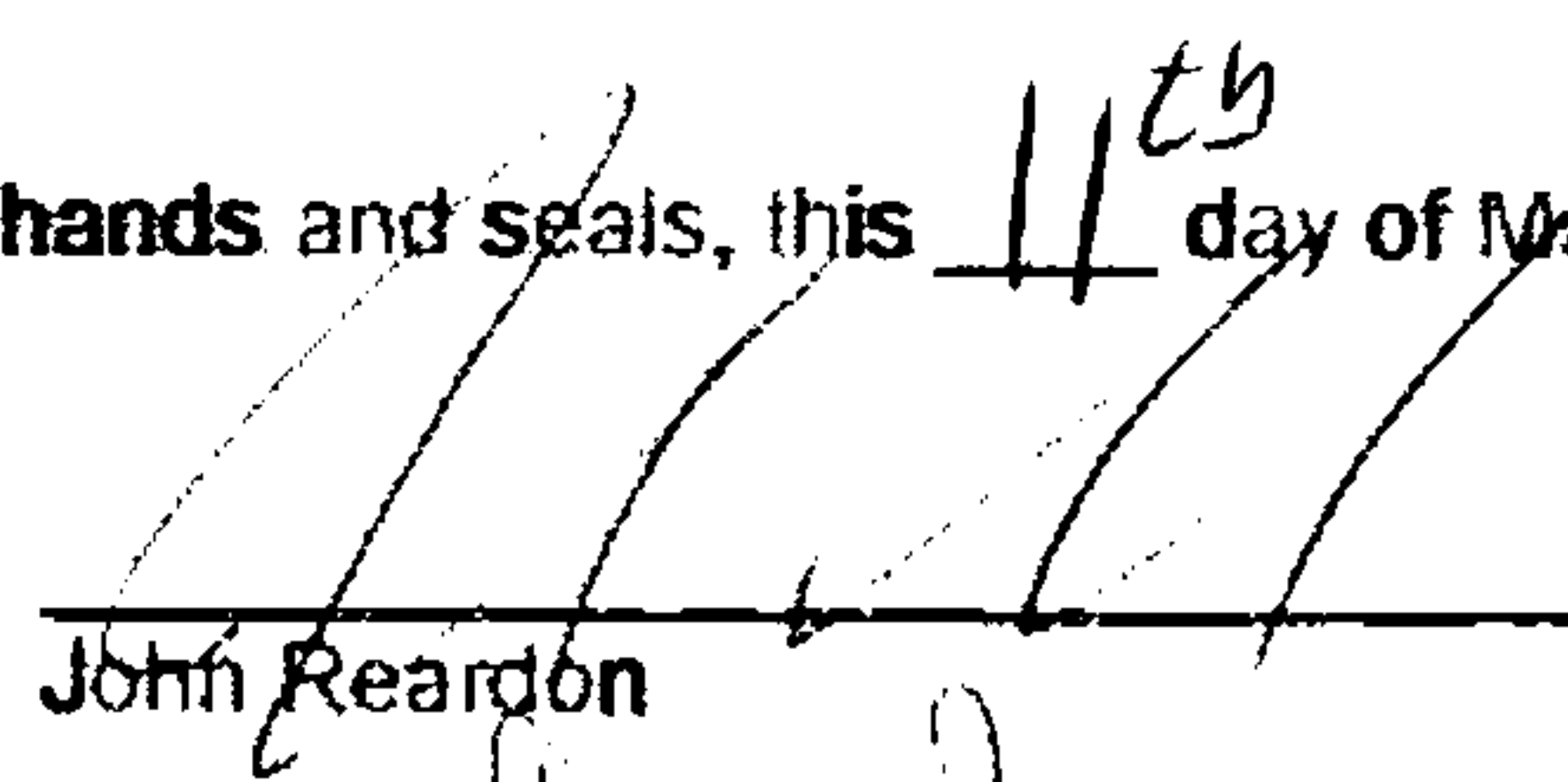
Also known by street and number as: 648 12th Street NW, Alabaster, AL 35007
Parcel Identification Number: 13 7 35 3 001 003.007

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 GRANTORS do covenant with the said GRANTEE, their heirs and assigns, that they are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the said GRANTEE, its heirs and assigns, and that GRANTORS 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 we have hereunto set our hands and seals, this 11th day of May, 2022.



John Reardon



Leslie Reardon

STATE OF ALABAMA

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 11 day of May, 2022, by John Reardon and Leslie Reardon, husband and wife



Notary Public

Witness my hand and official seal.
My Commission Expires:

ZALDY N DORAL
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APRIL 30, 2024
COMMISSION # 7892905

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: John Reardon and Leslie Reardon

Grantee's Name: Hudson SFR Property Holdings III LLC, a
Delaware limited liability company

Mailing Address: 714 S. Overlook Drive
Alexandria, VA 22305

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

Property Address: 648 12th Street NW
Alabaster, AL 35007

Date of Sale: May 13, 2022
Total Purchase Price: \$296,000.00

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

☐ Appraisal

☒ Sales Contract

☐ Other: _____

☐ Closing Statement

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: 5/11/22

Print: John Reardon / LESLIE REARDON

____ Unattested _____
(verified by)

Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2022 02:37:11 PM
\$324.00 JOANN
20220513000197370

Allie S. Bayl

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