

20220513000197770
05/13/2022 04:05:20 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
802-2212289-S

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Eighty Thousand And No/100 DOLLARS (\$280,000.00)** 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, **David Harold Henderson, husband and wife Claire Margaret Henderson** (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 77, ACCORDING TO THE SURVEY OF KENTWOOD 2ND ADDITION, PHASE I, AS RECORDED IN MAP BOOK 18, PAGE 60, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

PIN: 23 2 10 3 002 077.000

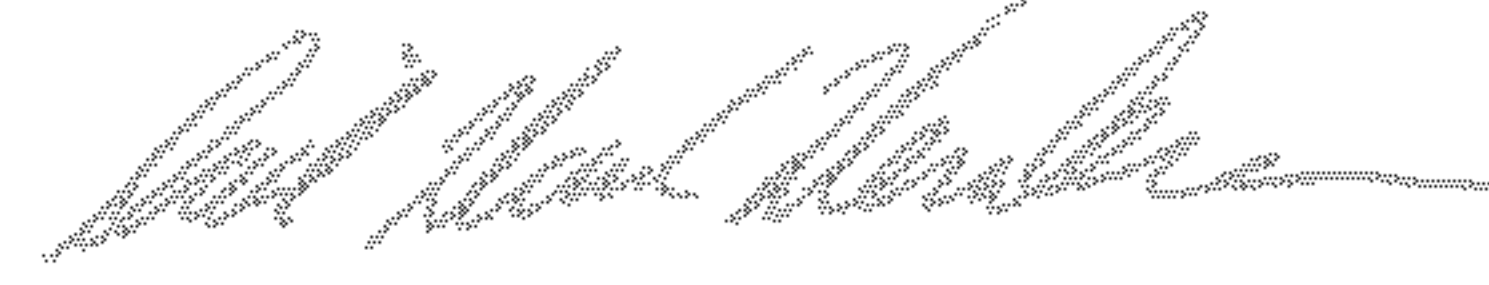
Also known by street and number as: 134 Kentwood Way, Alabaster, AL 35007
Parcel Identification Number: 23 2 10 3 002 077.000

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 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 6 day of May, 2022.



David Harold Henderson



Claire Margaret Henderson

STATE OF ALABAMA

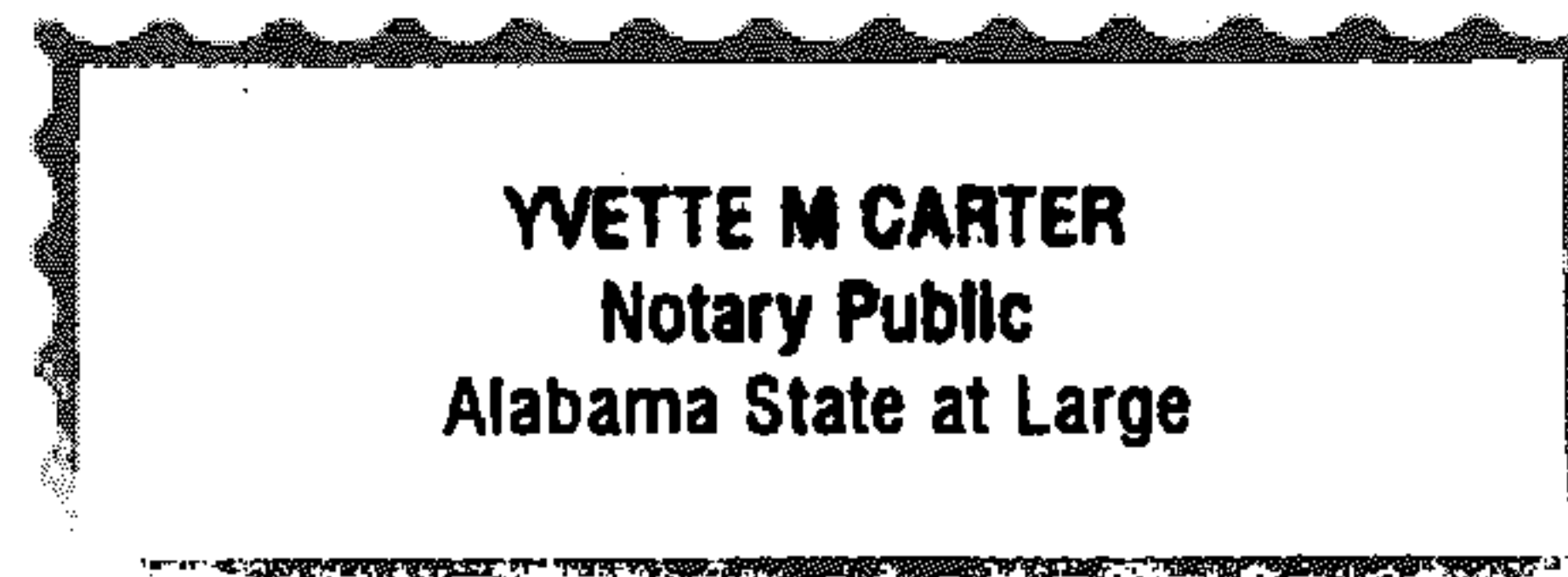
COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 6 day of May, 2022, by David Harold Henderson, husband and wife Claire Margaret Henderson


Notary Public

Witness my hand and official seal.

My Commission Expires: 10/29/22



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: David Harold Henderson and Claire Margaret Henderson
Mailing Address: 105 Water Hickory Drive
Alabaster, AL 35114
Grantee's Name: Hudson SFR Property Holdings III LLC, a Delaware limited liability company
Mailing Address: 2711 N Haskell
Suite 2100
Dallas, TX 75204
Property Address: 134 Kentwood Way
Alabaster, AL 35007
Date of Sale: May 9, 2022
Total Purchase Price: \$280,000.00

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
- ☒ 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: 5/6/2022

Unattested (verified by)

David Harold Henderson

Print: Claire Margaret Henderson

Sign: Claire Margaret Henderson

(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 04:05:20 PM
\$308.00 CHARITY
20220513000197770

Alex S. Boyd