

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**  
802-2217173-S

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Twenty-Six Thousand And No/100 DOLLARS (\$326,000.00)** 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, **Stephen S. Underwood, an unmarried man and Christy S. Underwood, an unmarried woman** (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 40, ACCORDING TO THE FINAL PLAT OF NARROWS POINT SECTOR, AS RECORDED IN MAP BOOK 26. PAGE 81 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

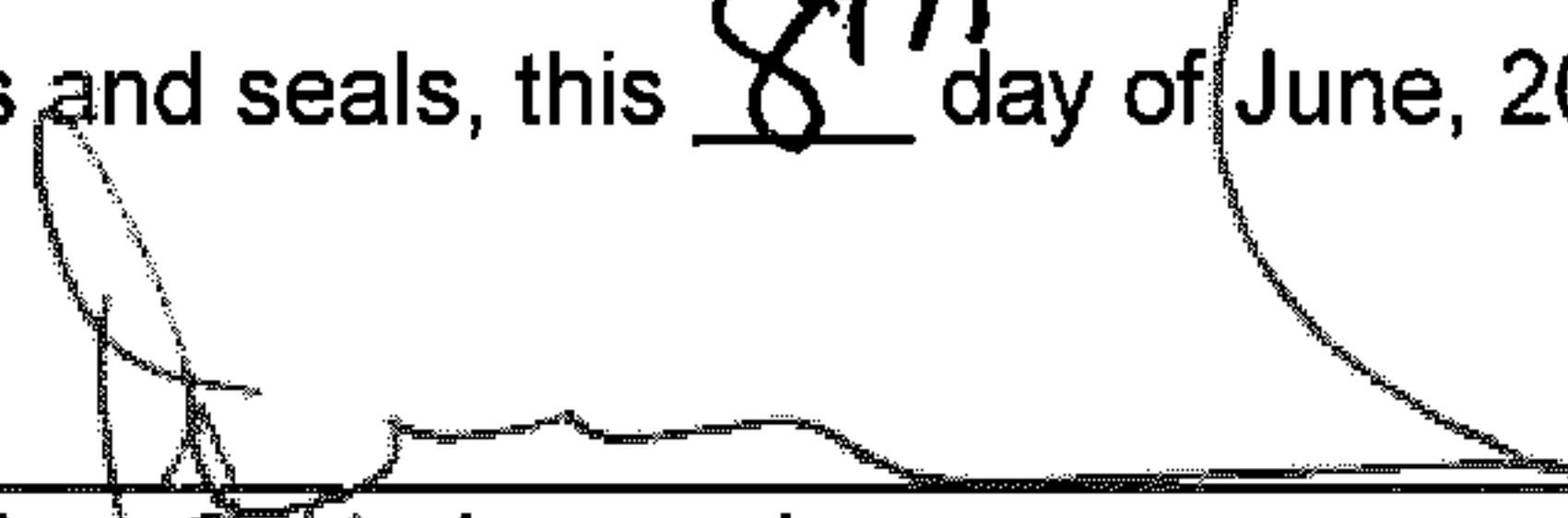
Also known by street and number as: 863 Narrows Point Drive, Birmingham, AL 35242  
Parcel Identification Number: 09 4 20 4 002 040.000

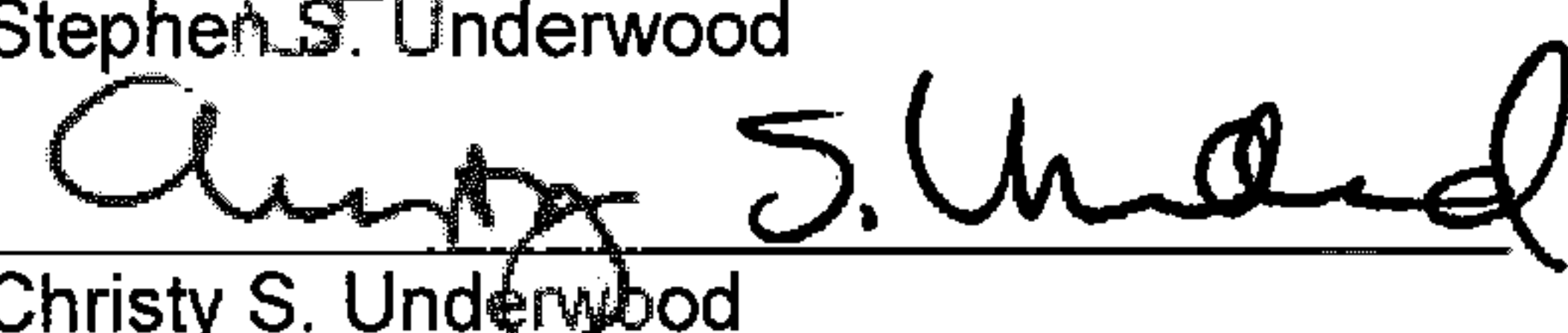
This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said 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 8<sup>th</sup> day of June, 2022.

  
Stephen S. Underwood

  
Christy S. Underwood

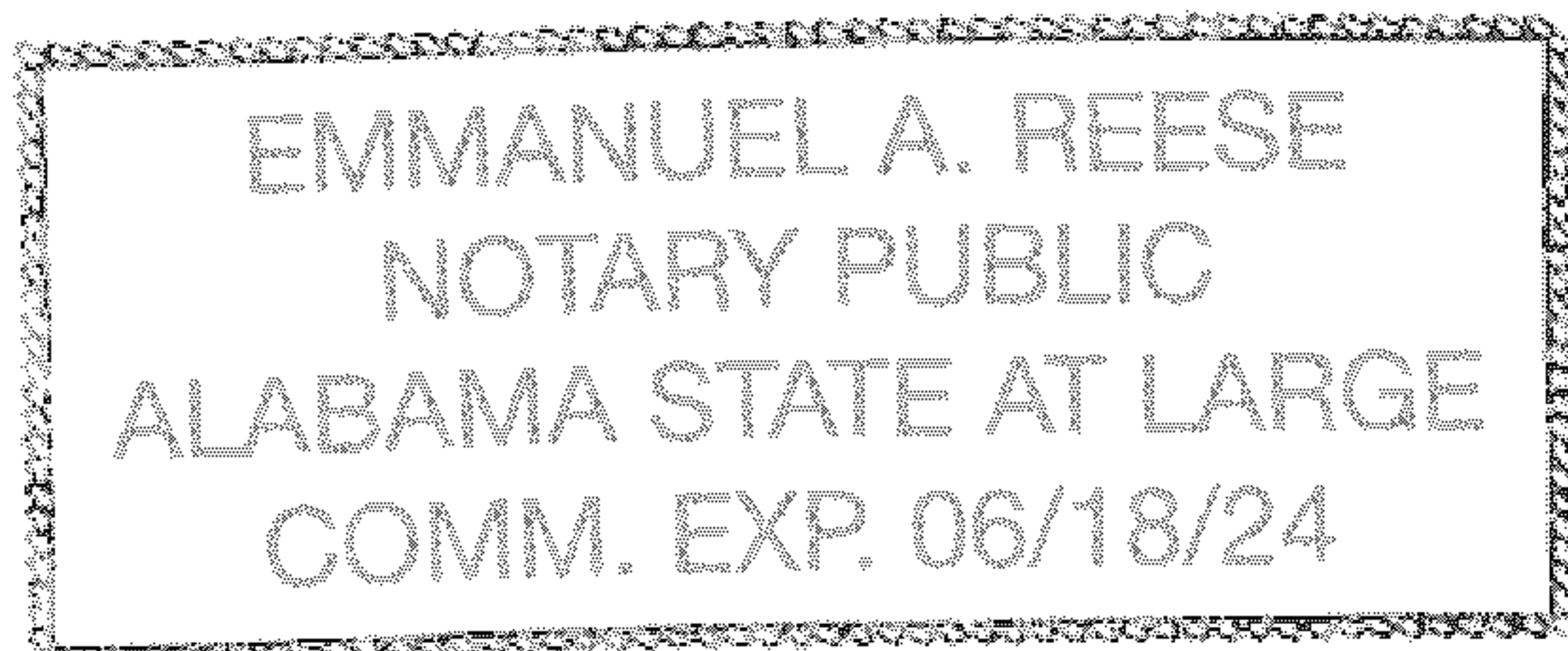
STATE OF ALABAMA

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2022, by Stephen S. Underwood, an unmarried man.

  
Notary Public

Witness my hand and official seal.  
My Commission Expires:



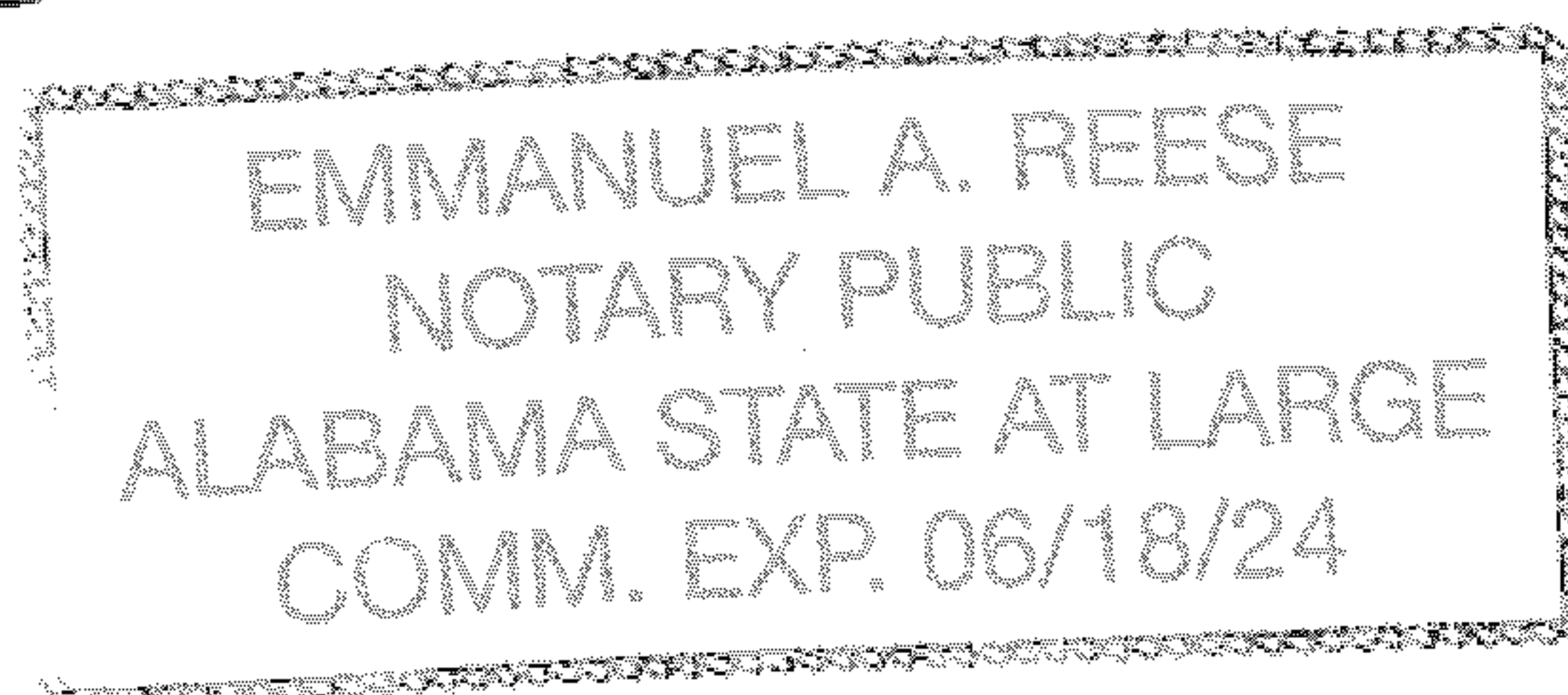
STATE OF ALABAMA

COUNTY OF SHELBY

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of June, 2022, by Christy S. Underwood, an unmarried woman.

  
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:   | Stephen S. Underwood and Christy S. Underwood   | Grantee's Name:  | Hudson SFR Property Holdings III LLC, a Delaware limited liability company |
| Mailing Address:  | 863 Narrows Point Drive<br>Birmingham, AL 35242 | Mailing Address: | 2711 N Haskell<br>Suite 2100<br>Dallas, TX 75204                           |
| Property Address: | 863 Narrows Point Drive<br>Birmingham, AL 35242 | Date of Sale:    | June 10, 2022                                                              |
|                   |                                                 | Actual Value:    | \$0.00                                                                     |

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.

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: 6-8-22  
 \_\_\_\_\_ Unattested \_\_\_\_\_  
 (verified by)

Print: Stephen S Underwood  
Sign: [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Print: Christy S. Underwood  
Sign: Christy S. Underwood  
(Grantor/Grantee/Owner/Agent) circle one



Allie S. Bayal