

Return to after recordation:

TRG - REALtech Title, LLC, 3001 Leadenhall Road, Mount Laurel, NJ 08054

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

DAN LOUIS COX, widowed-not remarried, surviving spouse of DEBBIE M. COX, deceased, whose mailing address is 4908 Provence Circle, Birmingham, Alabama 35242, hereinafter referred to as "Grantor"

and

HPA III ACQUISITIONS 1 LLC, a Delaware Limited Liability Company, whose mailing address is 120 S. Riverside Plaza, Suite 2000, Chicago, Illinois 60606, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Four Hundred Thousand and 00/100 Dollars (\$400,000.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

LOT 37, IN BLOCK 4, ACCORDING TO THE SURVEY OF NORWICK FOREST, THIRD SECTOR, FIRST PHASE, AS RECORDED IN MAP BOOK 18, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

BEING the same property conveyed to Dan Louis Cox and wife, Debbie M. Cox, for and during their joint lives and upon the death of either of them, then to the survivor of them, by deed dated December 21, 2001, recorded January 3, 2002, as Instrument No. 2002-00433, in the Office of the Judge of Probate of Shelby County, State of Alabama. The said Debbie M. Cox having departed this life on or about 4/11/12, thereby vesting title to Dan Louis Cox, her surviving spouse and joint tenant.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed _____ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or ✓ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 30
day of June, 2022

Dan Louis Cox
DAN LOUIS COX

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that DAN LOUIS COX, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 30 day of
JUNE, 2022.

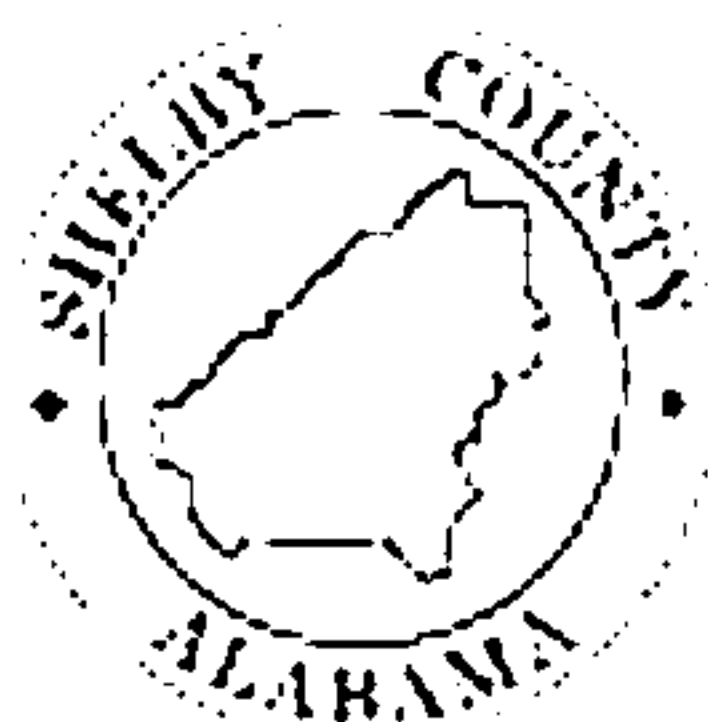
Olivia Donald
Notary Public
OLIVIA DONALD
Print Name
My Commission expires: JAN 4 2026



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:
Dan Louis Cox, 4908 Provence Circle, Birmingham, Alabama 35242

Grantee's address:
HPA III Acquisitions 1 LLC, 120 S. Riverside Plaza, Suite 2000, Chicago, Illinois 60606



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/06/2022 01:31:46 PM
\$428.00 CHARITY
20220706000268010

Allie S. Bayl