

Return to after recordation:

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

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED

MICHAEL C. GUARINO and KAREN S. GUARINO, whose mailing address is 2078 Knollwood Place, Birmingham, AL 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, IL 60606, hereinafter referred to as “Grantee”,

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Three Hundred Seventy-Two Thousand, Four Hundred and 00/100 Dollars (\$372,400.00), 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 5, BLOCK 6, ACCORDING TO THE SURVEY OF LINCOLN PARK, AS RECORDED IN MAP BOOK 3, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 4872 Keith Drive, Birmingham, AL 35242

Being the same property conveyed to Michael C. Guarino and Karen S. Guarino by deed recorded 05/07/2014 in Instrument Number 20140507000136740, in the Office of the Judge of Probate of Shelby County, State of Alabama.

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(S) TO FOLLOW

20220726000293110 07/26/2022 02:40:05 PM DEEDS 3/4

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 13th
day of July, 2022.

Michael C. Guarino
MICHAEL C. GUARINO

STATE OF Florida
COUNTY OF Osceola

I, the undersigned Notary Public in and for said County and State, hereby certify that MICHAEL C. GUARINO, 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.

Who provided identification of: DRIVER LICENSE

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 13th day of
July, 2022.

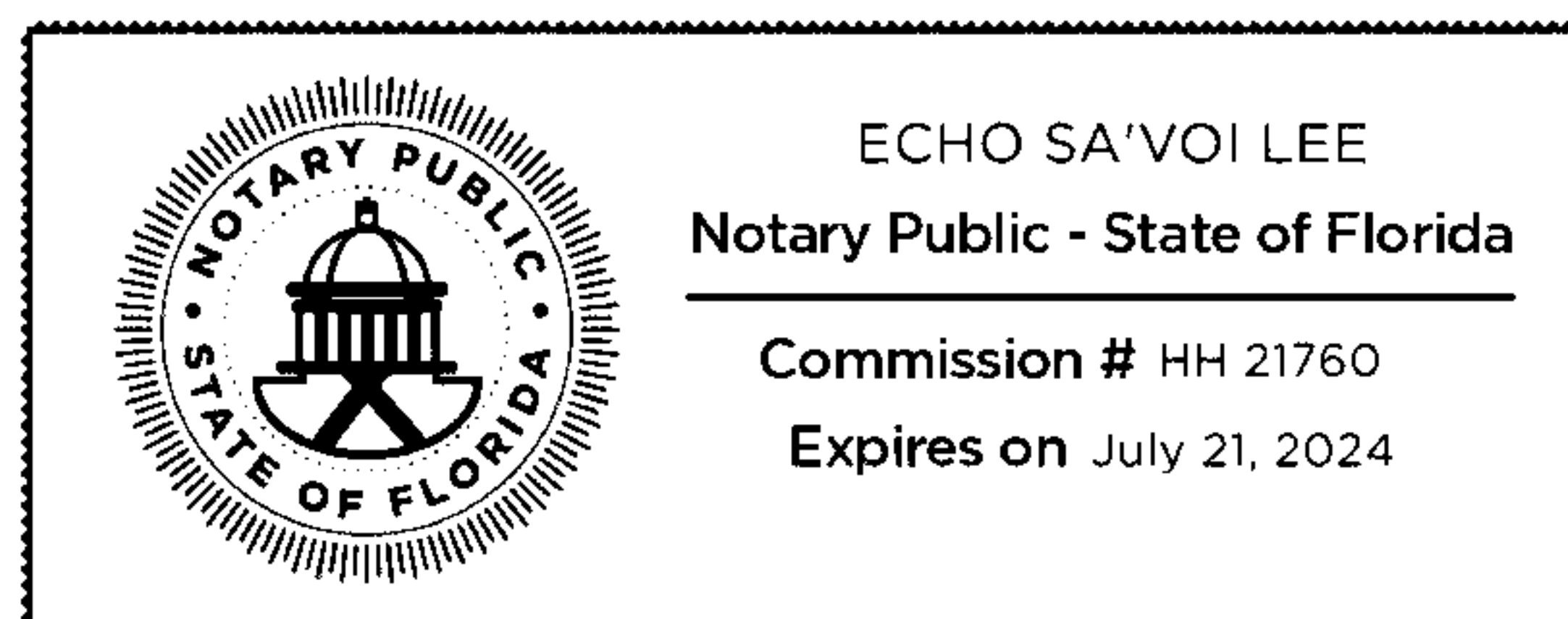
E. Sa'Voi Lee

Notary Public

Echo Sa'Voi Lee

Print Name

My Commission expires: 07/21/2024



Notarized online using audio-video communication

20220726000293110 07/26/2022 02:40:05 PM DEEDS 4/4
IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 13th
day of July, 2022.

Karen S. Guarino
KAREN S. GUARINO

STATE OF Florida
COUNTY OF Osceola

I, the undersigned Notary Public in and for said County and State, hereby certify that KAREN S. GUARINO, 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.

Who provided identification of: DRIVER LICENSE

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 13th day of
July, 2022.

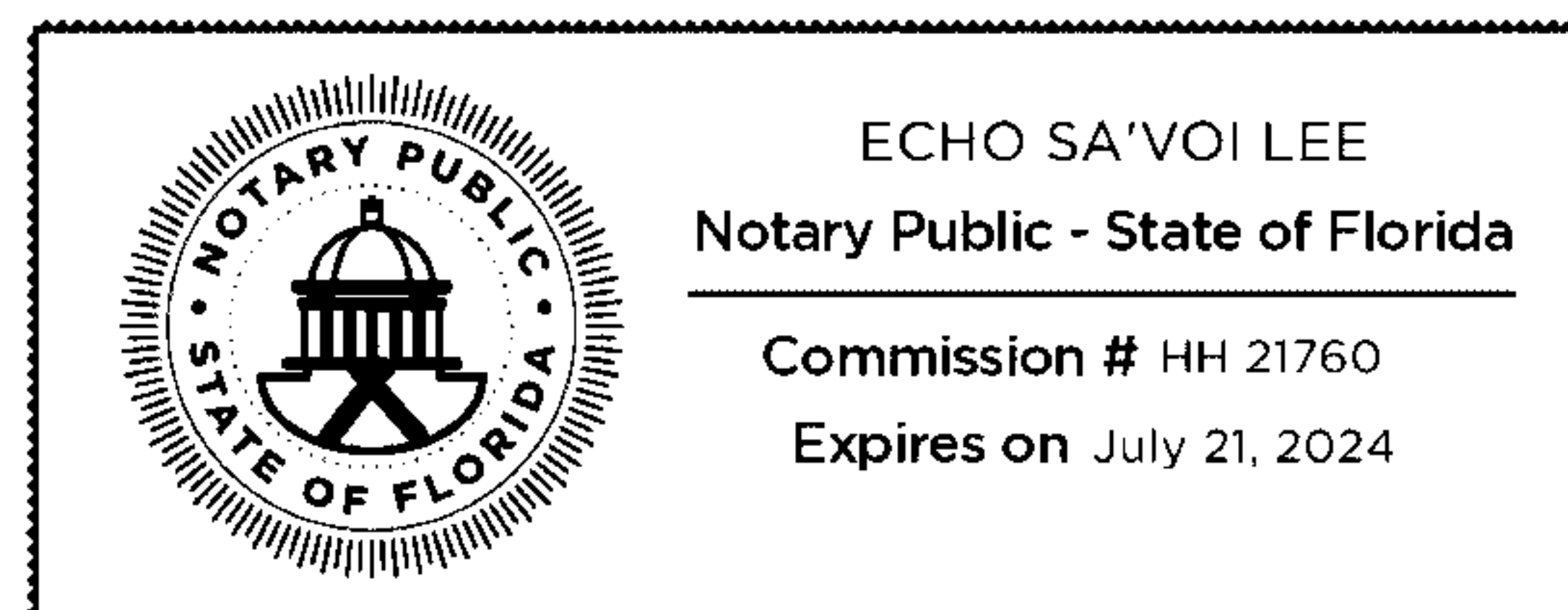
E. Sa'Voi Lee

Notary Public

Echo Sa'Voi Lee

Print Name

My Commission expires: 07/21/2024



Notarized online using audio-video communication

This instrument prepared by:

Curtis Hussey, Esq. - Alabama Bar No.: HUS004

82 Plantation Pointe Road, #288 Fairhope, Alabama 36532

Grantor's address:

Michael C. Guarino and Karen S. Guarino, 2078 Knollwood Place, Birmingham, AL 35242

Grantee's address:

HPA III Acquisitions 1 LLC, 120 S. Riverside Plaza Suite #2000, Chicago, IL 60606



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/26/2022 02:40:05 PM
\$403.50 JOANN
20220726000293110

Allie S. Bayl