

20221028000404880
10/28/2022 10:33:30 AM
DEEDS 1/3

Send tax notices to:

Hudson Homes
2711 N Haskell Ave, Ste 2100
Dallas, TX 75204

STATE OF ALABAMA)
COUNTY OF SHELBY)

SPECIAL WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS, that for and in consideration of Ten Dollars And No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Hudson SFR Property Holdings II LLC (hereinafter referred to as Grantor), in hand paid by Hudson SFR Property Holdings LLC (hereinafter referred to as the Grantee), the receipt and sufficiency whereof are hereby acknowledged. Grantor does hereby grant, bargain, sell and convey unto the said Grantee that certain real estate situated in Shelby County, Alabama being more particularly described as:

LOT 38-A, ACCORDING TO THE SURVEY OF BROOKFOREST ADDITION TO WYNDHAM AS RECORDED IN MAP BOOK 27, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address (For Informational Purposes): 9447 Brook Forest Cir, Helena, AL 35080

TO HAVE AND TO HOLD unto said Grantee, its successors and assigns, in fee simple,
forever.

And Grantor special warrants the title to the said above described property against the lawful claims of all persons claiming by, through, and under the Grantor, but not otherwise, and Grantor shall warrant and defend the same to the said Grantee, its successor and assigns forever.

Dated this 30 day of August, 2022

Hudson SFR Property Holdings II LLC

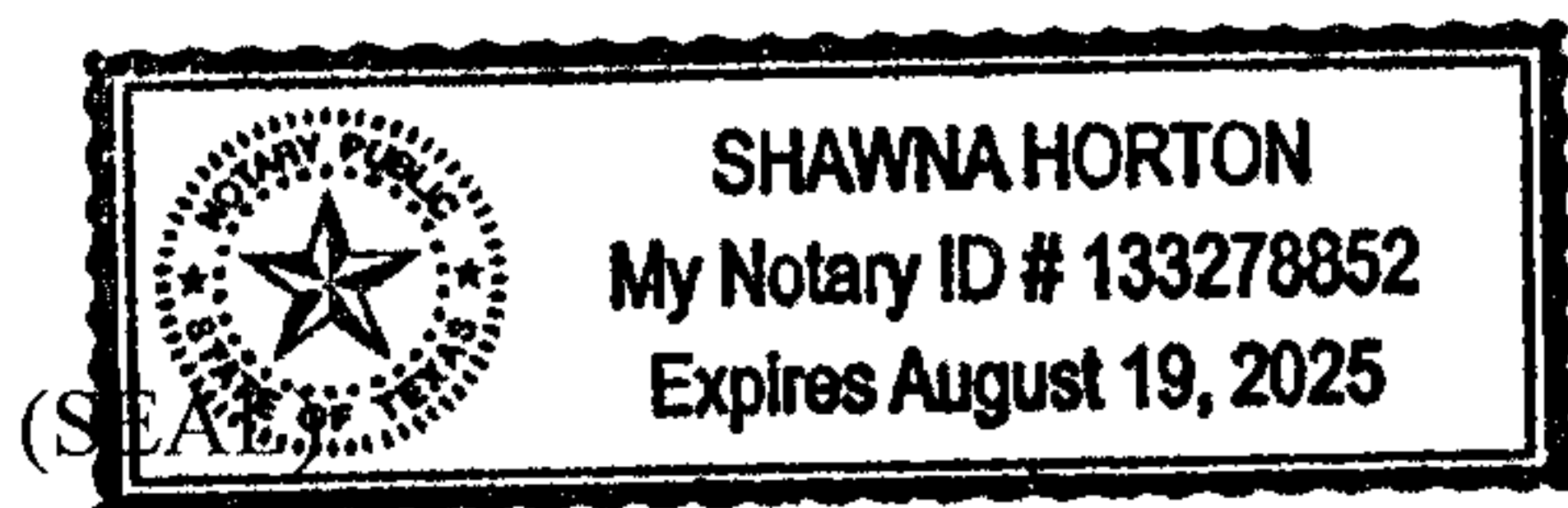
By: Heather Hawkins

Its: Authorized Signer

STATE OF Texas
COUNTY OF Dallas

I, the undersigned, a Notary Public, in and for said County, in said State, do hereby certify that Heather Hawkins whose name as Authorized Signor for Hudson SFR Property Holdings II LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he/she, as such and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and seal, this the 30 day of August, 2022



Shawna Horton
Notary Public

My commission expires: 8.19.25

PREPARED BY:

Albertelli Law
Jonathan Smothers
1 Independence Plaza, Suite 416
Birmingham, AL 35209
XAL22-72244

AFTER RECORDING RETURN TO:

Voxtur Settlement Services, LLC
5404 Cypress Center Drive, Suite 150
Tampa, FL 33609

Real Estate Sales Validation Form

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

Grantor's Name HUDSON SFR PROPERTY HOLDINGS II LLC
 Mailing Address 2711 N HASKELL AVE, STE 2100
 DALLAS, TX 75204

Grantee's Name HUDSON SFR PROPERTY HOLDINGS LLC
 Mailing Address 2711 N HASKELL AVE, STE 2100
 DALLAS, TX 75204

Property Address 9447 BROOK FOREST CIR
 HELENA, AL 35080

Date of Sale 08/30/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 248,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/28/2022 10:33:30 AM
 \$276.00 JOANN
 20221028000404880



The purchase price or actual value claimed; 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.

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.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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

Print Lisa Lewis

Unattested

Sign Lisa Lewis

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1