

20221103000413770  
11/03/2022 03:40:37 PM  
DEEDS 1/5

Send tax notices to:

Hudson Homes Management  
2711 N. Haskell Ave. Ste. 2100  
Dallas, Texas 75204

STATE OF ALABAMA )  
COUNTY OF SHELBY )

**SPECIAL WARRANTY DEED**

**KNOWN ALL MEN BY THESE PRESENTS**, that for and in consideration of Ten 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:

**See Attached Exhibit A for Legal Description.**

**Property Address (For Informational Purposes): See Attached Exhibit A**

**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 11<sup>th</sup> day of October, 2022

Hudson SFR Property Holdings II LLC

By: Heather Hawkins

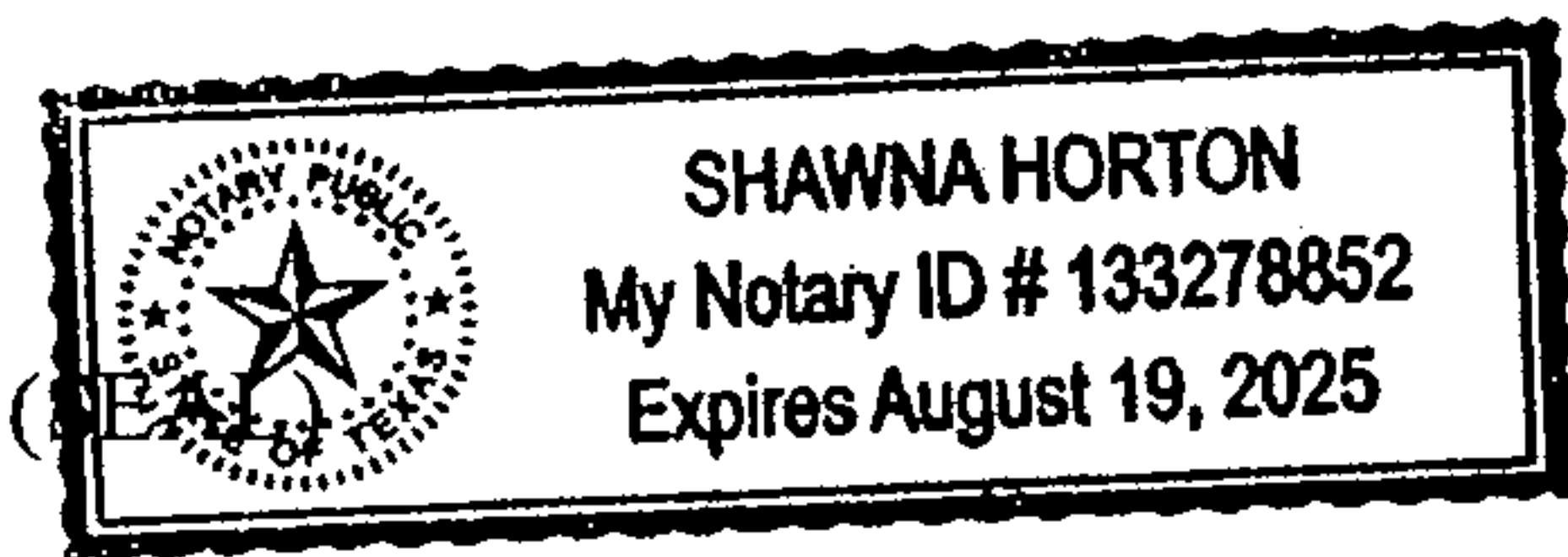
Its: Authorized Signatory

Printed Name: Heather Hawkins

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 11 day of October, 2022



Shawna Horton  
Notary Public

My commission expires:  
8-19-2025

**PREPARED BY:**

Albertelli Law  
Jonathan Smothers  
1 Independence Plaza, Suite 416  
Birmingham, AL 35209  
XAL22-73368

**AFTER RECORDING RETURN TO:**

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

**EXHIBIT A**

**LEGAL DESCRIPTION**

LOT 7-252, ACCORDING TO THE SURVEY OF CHELSEA PARK 7TH SECTOR FIRST ADDITION, AS RECORDED IN MAP BOOK 37, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR, FILED FOR RECORD AS INSTRUMENT NO. 20061229000634370 (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

Property Address: 1064 Springfield Dr, Chelsea, AL 35043

Parcel ID: 08 9 31 2 007 040.000

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SHELBY, AND STATE OF ALABAMA, TO WIT:

LOT 212, ACCORDING TO THE AMENDED MAP OF PHASE II WEATHERLY WARWICK VILLAGE, AS RECORDED IN MAP BOOK 22, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 240 Warwick Ln, Alabaster, AL 35007

Parcel ID: 14 9 31 3 001 131.000

LOT 2, ACCORDING TO THE MAP AND SURVEY OF FOREST LAKES SECTOR 1, AS RECORDED IN MAP BOOK 28, PAGE 94, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 604 Forest Lakes Dr, Sterrett, AL 35147

Parcel ID: 09 5 22 0 003 001.000

LOT 1, ACCORDING TO THE FINAL PLAT OF TOWN SIDE SQUARE SECTOR TWO, AS RECORDED IN MAP BOOK 51, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 716 The Heights Ln, Calera, AL 35040

Parcel ID: 22 9 31 4 004 041.000

LOT 39, ACCORDING TO THE FINAL PLAT OF TOWN SIDE SQUARE SECTOR TWO, AS RECORDED IN MAP BOOK 51, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 723 The Heights Ln, Calera, AL 35040

Parcel ID: 22 9 31 4 004 039.000

LOT 39, ACCORDING TO THE FINAL PLAT OF TOWN SIDE SQUARE SECTOR TWO, AS RECORDED IN MAP BOOK 51, PAGE 79, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 728 The Heights Ln, Calera, AL 35040

Parcel ID: 22 9 31 4 004 004.000

**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 SUITE 2100  
 DALLAS, TX 75204

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

Property Address SEE EXHIBIT A  
 MULTIPLE PARCELS

Date of Sale 10/11/2022

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ **173,740.00**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 11/03/2022 03:40:37 PM  
 \$208.00 PAYGE  
 20221103000413770

*Alexis Bayl*

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.

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**