

This Instrument Prepared By:
Kyle England, Esq.
Spaeth & Doyle LLP
501 S. Cherry Street, #700
Glendale, CO 80246

20230315000071460
03/15/2023 02:14:01 PM
DEEDS 1/3

STATUTORY WARRANTY DEED

STATE OF ALABAMA, COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Ten And No/100 DOLLARS (\$10.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. We, **Hudson SFR Property Holdings LLC, a Delaware limited liability company** (herein referred to as GRANTOR), 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 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: 9447 Brook Forest Cir, Helena, AL 35080
Parcel:13-5-22-3-001-005.015

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.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 28th day of February, 2023.

Hudson SFR Property Holdings LLC, a Delaware limited liability company

BY: Heather Hawkins
Heather Hawkins
Authorized Signatory

STATE OF Texas

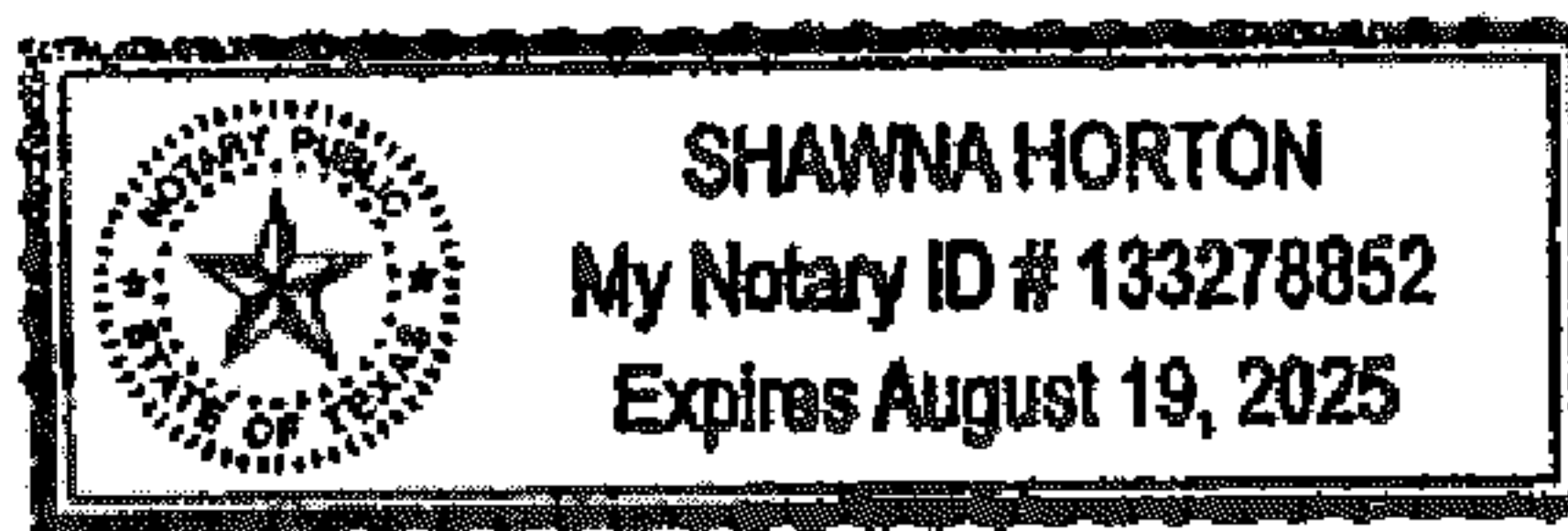
COUNTY OF Dallas

I, Shawna Horton, a Notary Public, do hereby certify that

Heather Hawkins as Authorized Signatory for Hudson SFR Property Holdings LLC, a Delaware limited liability company whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand this this 28th day of February, 2023

Shawna Horton
Notary Public
Witness my hand and official seal.
My Commission Expires:
08-19-25



Grantor's Address: 2711 N Haskell, Suite 2100, Dallas, TX 75204

Grantee's Address: 2711 N Haskell, Suite 2100, Dallas, TX 75204

Property Address: 9447 Brook Forest Cir, Helena, AL 35080

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 LLC, a Delaware limited liability company	Grantee's Name: Hudson SFR Property Holdings III LLC, a Delaware limited liability company
Mailing Address: 2711 N Haskell Suite 2100 Dallas, TX 75204	Mailing Address: 2711 N Haskell Suite 2100 Dallas, TX 75204
Property Address: 9447 Brook Forest Cir Helena, AL 35080	Date of Sale: <u>03/15/2023</u> Actual Value: <u>\$248,000.00</u>

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
☐ Sales Contract
☐ Closing Statement

- ☒ Appraisal
☐ Other:



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL
 03/15/2023 02:14:01 PM
 \$276.00 JOANN
 20230315000071460

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Allen S. Byrd

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: 2/28/2023

Print: Heather Hawkins

Unattested

(verified by)

Sign:

Grantee