

20230316000071770  
03/16/2023 08:19:27 AM  
DEEDS 1/9

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

### 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 III LLC, a Delaware limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Hudson SFR Property Holdings II 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 28<sup>th</sup> day of February, 2023.

Hudson SFR Property Holdings III LLC, a Delaware limited liability company

BY: [Signature]

Name: Heathere Hawkins

As: Authorized Signatory

STATE OF Texas

COUNTY OF Dallas

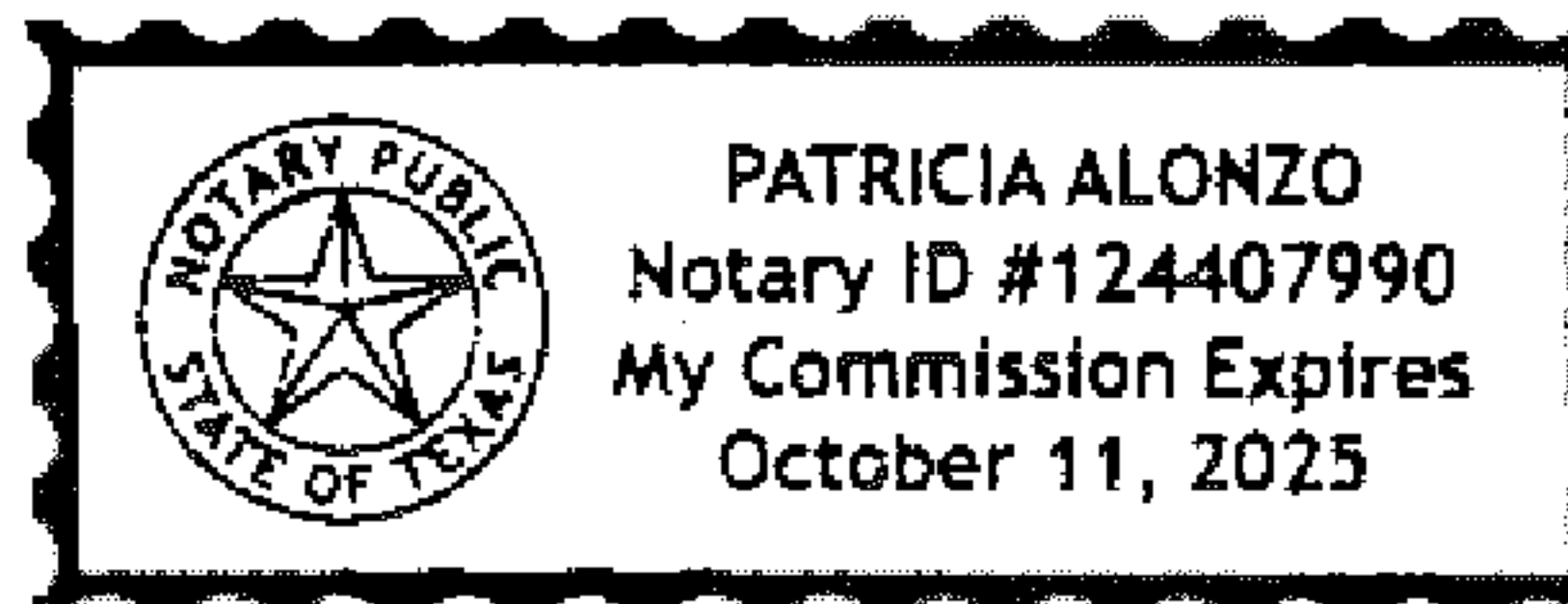
I, Patricia Alonzo, a Notary Public, do hereby certify that

Heathere Hawkins as Authorized Signatory for Hudson SFR Property Holdings III 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 28<sup>th</sup> day of February, 2023

[Signature]  
Notary Public

Witness my hand and official seal.  
My Commission Expires:



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

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

Property Address: 113 Macon Ct, Calera, AL 35040, 212 Chelsea Park Rd, Chelsea, AL 35043, 132 Pebble Ln, Alabaster, AL 35007, 1010 Davenport Way, Calera, AL 35040, 157 Cove Lndg, Calera, AL 35040, 108 Hollow Ct, Calera, AL 35040, 144 Saint Charles Dr, Helena, AL 35080, 417 Sweet Leaf Ln, Maylene, AL 35114, 113 Sunset Ln, Calera, AL 35040, 1009 Pearl Pl, Calera, AL 35040, 863 Narrows Point Dr, Birmingham, AL 35242 and 1417 Secretariat Dr, Helena, AL 35080

**EXHIBIT "A"**

**Property 01:**

LOT 265-A, ACCORDING TO A RESURVEY OF LOTS 265 AND 266, OF SAVANNAH POINTE, SECTOR II, PHASE II, AS RECORDED IN MAP BOOK 28, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 113 Macon Court, Calera, AL 35040**

**Parcel: 22 9 31 1 003 006.000**

**Property 02:**

Lot 1761, according to Plat of Chelsea Park 17th Sector, recorded in Map Book 54, Pages 23A and 23B, of the Probate Office of Shelby County, Alabama.

**Property Address: 212 Chelsea Park Rd, Calera, AL 35043**

**Parcel: 08 9 30 4 004 031.000**

**Property 03:**

LOT 4, ACCORDING TO THE SURVEY OF OAKWOOD VILLAGE, PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 132 Pebble Lane, Alabaster, AL 35007**

**Parcel: 23 2 03 4 002 004.000**

**Property 04:**

LOT 26, ACCORDING TO THE SURVEY OF DAVENTRY SECTOR II, PHASE III, AS RECORDED IN MAP BOOK 29, PAGE 32, SHELBY COUNTY, ALABAMA.

**Property Address: 1010 Daventry Way, Calera, AL 35040**

**Parcel: 28 3 05 1 003 036.000**

**Property 05:**

LOT 18 ACCORDING TO THE SURVEY OF WILLOW COVE PHASE 2 AS RECORDED IN MAP BOOK 24, PAGE 49, SHELBY COUNTY, ALABAMA RECORDS.

**Property Address: 157 Cove Landing, Calera, AL 35040**

**Parcel: 35 1 02 0 002 018.000**

**Property 06:**

LOT 140, ACCORDING TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 6A AND 6B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH RESERVATIONS, CONDITIONS, POWER OF ATTORNEY, EASEMENTS, OPTIONS, COVENANTS, AGREEMENTS, LIMITATIONS ON TITLE AND ALL OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OLD IVY SUBDIVISION RECORDED IN INSTRUMENT 20051104000574530 AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 20120504000157040, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN THE BY-LAWS, IN ANY INSTRUMENTS CREATING THE ESTATE OR INTEREST AND IN ANY OTHER INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AS AFORESAID.

**Property Address: 108 Hollow Ct, Calera, AL 35040**

**Parcel: 28 6 23 0 000 188.000**

**Property 07:**

LOT 9, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE TWO, SECTOR FOUR AS RECORDED IN MAP BOOK 20, PAGE 40, SHELBY COUNTY, ALABAMA RECORDS.

**Property Address: 144 Saint Charles Drive, Helena, AL 35080**

**Parcel: 13 5 21 2 000 005.042**

**Property 08:**

Lot 528, according to the Survey of Lake Forest Fifth Sector, First Addition, as recorded in Map Book 31, page 115, in the Probate Office of Shelby County, Alabama.

**Property Address: 417 Sweet Leaf Lane, Maylene, AL 35114**

**Parcel: 23 2 09 0 006 090.000**

**Property 09:**

LOT 132, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 3, AS RECORDED IN MAP BOOK 25, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 113 Sunset Lane, Calera, AL 35040**

**Parcel: 22 8 33 0 002 065.000**

**Property 10:**

LOT 147, ACCORDING TO THE SURVEY OF EMERALD RIDGE SECTOR 1, AS RECORDED IN MAP BOOK 35, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

**Property Address: 1009 Pearl Place, Calera, AL 35040**

**Parcel: 28 4 17 4 002 033.000**

**Property 11:**

LOT 40, ACCORDING TO THE FINAL PLAT OF NARROWS POINT SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 81 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 863 Narrows Point Drive, Birmingham, AL 35242**

**Parcel: 09 4 20 4 002 040.000**

**Property 12:**

LOT 4, BLOCK 2, ACCORDING TO THE SURVEY OF DEARING DOWNS, SECOND ADDITION AS RECORDED IN MAP BOOK 9 PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**Property Address: 1417 Secretariat Dr, Helena, AL 35080**

**Parcel: 13 6 23 3 000 082.047**

**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 III LLC, a Delaware limited liability company	Grantee's Name:	Hudson SFR Property Holdings II 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:	Multiple Properties see attached Exhibit "A"	Date of Sale:	<u>Insert text here.</u>
		Actual Value:	\$3,153,100.00

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: \_\_\_\_\_

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: 2/28/2023

Print: Heather Hawkins

Unattested

(verified by)

Sign: [Signature]

Grantor

**EXHIBIT "A"**

**Property 01:**

LOT 265-A, ACCORDING TO A RESURVEY OF LOTS 265 AND 266, OF SAVANNAH POINTE, SECTOR II, PHASE II, AS RECORDED IN MAP BOOK 28, PAGE 62, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 113 Macon Court, Calera, AL 35040**

**Parcel: 22 9 31 1 003 006.000**

**Value \$238,500.00**

**Property 02:**

Lot 1761, according to Plat of Chelsea Park 17th Sector, recorded in Map Book 54, Pages 23A and 23B, of the Probate Office of Shelby County, Alabama.

**Property Address: 212 Chelsea Park Rd, Calera, AL 35043**

**Parcel: 08 9 30 4 004 031.000**

**Value \$308,400.00**

**Property 03:**

LOT 4, ACCORDING TO THE SURVEY OF OAKWOOD VILLAGE, PHASE ONE, AS RECORDED IN MAP BOOK 19, PAGE 163, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 132 Pebble Lane, Alabaster, AL 35007**

**Parcel: 23 2 03 4 002 004.000**

**Value \$265,000.00**

**Property 04:**

LOT 26, ACCORDING TO THE SURVEY OF DAVENTRY SECTOR II, PHASE III, AS RECORDED IN MAP BOOK 29, PAGE 32, SHELBY COUNTY, ALABAMA.

**Property Address: 1010 Daventry Way, Calera, AL 35040**

**Parcel: 28 3 05 1 003 036.000**

**Value \$235,000.00**

**Property 05:**

LOT 18 ACCORDING TO THE SURVEY OF WILLOW COVE PHASE 2 AS RECORDED IN MAP BOOK 24, PAGE 49, SHELBY COUNTY, ALABAMA RECORDS.

**Property Address: 157 Cove Landing, Calera, AL 35040**

**Parcel: 35 1 02 0 002 018.000**

**Value \$193,000.00**



**Property 06:**

LOT 140, ACCORDING TO THE SURVEY OF OLD IVY SUBDIVISION PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 6A AND 6B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH RESERVATIONS, CONDITIONS, POWER OF ATTORNEY, EASEMENTS, OPTIONS, COVENANTS, AGREEMENTS, LIMITATIONS ON TITLE AND ALL OTHER PROVISIONS CONTAINED IN OR INCORPORATED BY REFERENCE INTO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OLD IVY SUBDIVISION RECORDED IN INSTRUMENT 20051104000574530 AND SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT 20120504000157040, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, IN THE BY-LAWS, IN ANY INSTRUMENTS CREATING THE ESTATE OR INTEREST AND IN ANY OTHER INSTRUMENT REFERRED TO IN ANY OF THE INSTRUMENTS AS AFORESAID.

**Property Address: 108 Hollow Ct, Calera, AL 35040**

**Parcel: 28 6 23 0 000 188.000**

**Value \$290,500.00**

**Property 07:**

LOT 9, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE TWO, SECTOR FOUR AS RECORDED IN MAP BOOK 20, PAGE 40, SHELBY COUNTY, ALABAMA RECORDS.

**Property Address: 144 Saint Charles Drive, Helena, AL 35080**

**Parcel: 13 5 21 2 000 005.042**

**Value \$255,000.00**

**Property 08:**

Lot 528, according to the Survey of Lake Forest Fifth Sector, First Addition, as recorded in Map Book 31, page 115, in the Probate Office of Shelby County, Alabama.

**Property Address: 417 Sweet Leaf Lane, Maylene, AL 35114**

**Parcel: 23 2 09 0 006 090.000**

**Value \$272,000.00**

**Property 09:**

LOT 132, ACCORDING TO THE SURVEY OF SUMMERCHASE, PHASE 3, AS RECORDED IN MAP BOOK 25, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 113 Sunset Lane, Calera, AL 35040**

**Parcel: 22 8 33 0 002 065.000**

**Value \$245,000.00**

**Property 10:**

LOT 147, ACCORDING TO THE SURVEY OF EMERALD RIDGE SECTOR 1, AS RECORDED IN MAP BOOK 35, PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

**Property Address: 1009 Pearl Place, Calera, AL 35040**

**Parcel: 28 4 17 4 002 033.000**

**Value \$236,700.00**



**Property 11:**

LOT 40, ACCORDING TO THE FINAL PLAT OF NARROWS POINT SECTOR, AS RECORDED IN MAP BOOK 26, PAGE 81 A&B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 863 Narrows Point Drive, Birmingham, AL 35242**

**Parcel: 09 4 20 4 002 040.000**

**Value \$326,000.00**

**Property 12:**

LOT 4, BLOCK 2, ACCORDING TO THE SURVEY OF DEARING DOWNS, SECOND ADDITION AS RECORDED IN MAP BOOK 9 PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

**Property Address: 1417 Secretariat Dr, Helena, AL 35080**

**Parcel: 13 6 23 3 000 082.047**

**Value \$288,000.00**



**Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/16/2023 08:19:27 AM  
\$3199.50 PAYGE  
20230316000071770**

*Allie S. Bevil*