

20230317000073500  
03/17/2023 08:41:33 AM  
DEEDS 1/7

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 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 10<sup>th</sup> day of March, 2023.

Hudson SFR Property Holdings LLC, a Delaware limited liability company

BY: [Signature]

Name: Heather Hawkins  
As: Authorized Signatory

STATE OF Texas

COUNTY OF Dallas

I, Kim Rippetto, 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.

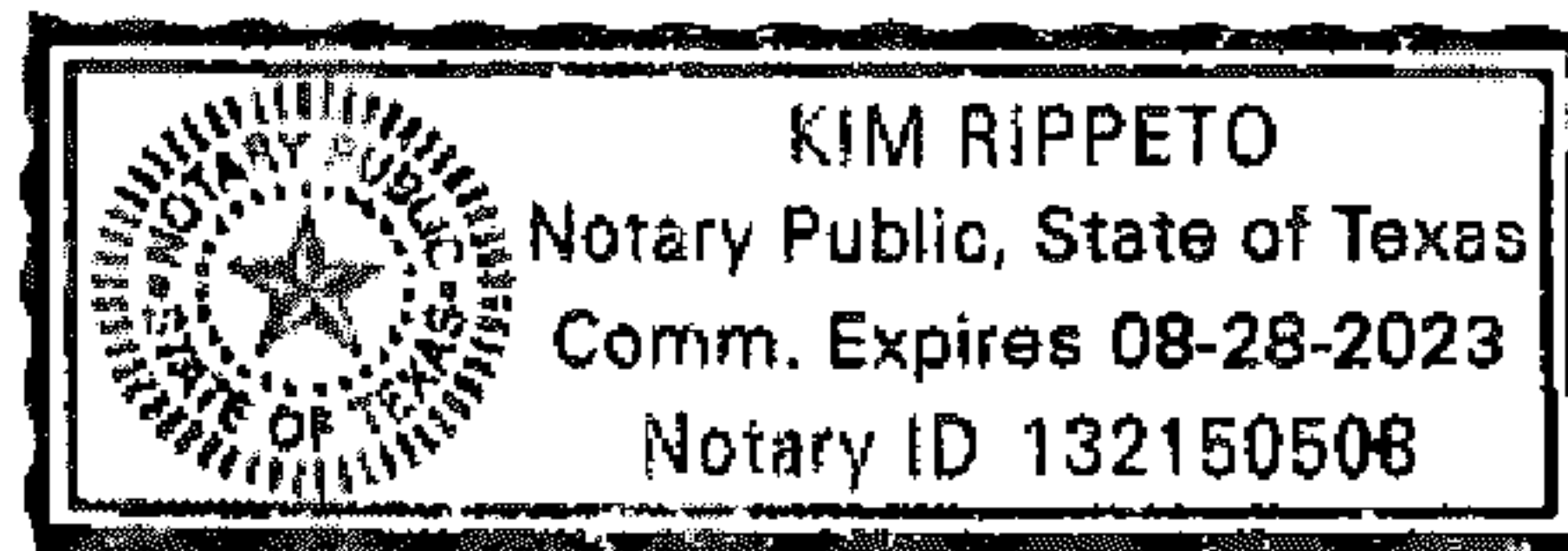
Given under my hand this this 10<sup>th</sup> day of March, 2023

[Signature]

Notary Public

Witness my hand and official seal.

My Commission Expires: 8-28-23



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

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

Property Address: 716 The Heights Ln, Calera, AL 35040, 723 The Heights Ln, Calera, AL 35040, 604 Forest Lakes Dr, Sterrett, AL 35147, 728 The Heights Ln, Calera, AL 35040, 5990 Forest Lakes Cv, Sterrett, AL 35147, 4889 Stonecreek Way, Calera, AL 35040, 2104 Amberley Woods Ter, Helena, AL 35080, 1064 Springfield Dr, Chelsea, AL 35043, 240 Warwick Ln, Alabaster, AL 35007 and 148 Highview Cv, Pelham, AL 35124

**EXHIBIT "A"**

**Property 01:**

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 Number: 22 9 31 4 004 041.000**

**Property 02:**

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 Number: 22 9 31 4 004 039.000**

**Property 03:**

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 Number: 09 5 22 0 003 001.000**

**Property 04:**

LOT 4, 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 Number: 22 9 31 4 004 004.000**

**Property 05:**

LOT 300, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGES 25 A, B AND C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**Property Address: 5990 Forest Lakes Cove, Sterrett, AL 35147**

**Parcel Number: 09-5-22-0-008-029.000**

**Property 06:**

LOT 29, ACCORDING TO THE SURVEY OF FINAL PLAT OF STONE CREEK PHASE 5 PLAT ONE LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 4889 Stonecreek Way, Calera, AL 35040**

**Parcel Number: 28-3-06-0-006-024.000**

**Property 07:**

LOT 23, ACCORDING TO THE SURVEY OF AMBERLEY WOODS, 2ND SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 2104 Amberley Woods Ter, HELENA, AL 35080**

**Parcel Number: 13-8-27-3-000-001.023**

**Property 08:**

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**

**Property 09:**

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**

**Property 10:**

LOT 167, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 8, AS RECORDED IN MAP BOOK 33, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 148 Highview Cove, Pelham, AL 35124**

**Parcel Number: 13-7-25-2-004-024.000**

## 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 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:	716 The Heights Ln Calera, AL 35040	Date of Sale:	<u>03/15/2023</u>
		Actual Value:	\$2,299,489.00

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: 3/10/2023

Print: Heather Hawkins

Unattested

(verified by)

Sign: \_\_\_\_\_

Grantor

**EXHIBIT "A"**

**Property 01:**

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 Number: 22 9 31 4 004 041.000**

**Value \$161,124.00**

**Property 02:**

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 Number: 22 9 31 4 004 039.000**

**Value \$182,168.00**

**Property 03:**

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 Number: 09 5 22 0 003 001.000**

**Value \$289,000.00**

**Property 04:**

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 Number: 22 9 31 4 004 004.000**

**Value \$160,197.00**

**Property 05:**

LOT 300, ACCORDING TO THE SURVEY OF FOREST LAKES, SECTOR 4, AS RECORDED IN MAP BOOK 33, PAGES 25 A, B AND C, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

**Property Address: 5990 Forest Lakes Cove, Sterrett, AL 35147**

**Parcel Number: 09-5-22-0-008-029.000**

**Value \$238,000.00**

**Property 06:**

LOT 29, ACCORDING TO THE SURVEY OF FINAL PLAT OF STONE CREEK PHASE 5 PLAT ONE LAKE SECTOR, AS RECORDED IN MAP BOOK 39, PAGE 22, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address: 4889 Stonecreek Way, Calera, AL 35040**

**Parcel Number: 28-3-06-0-006-024.000**

**Value \$217,600.00**



**Property 07:**

LOT 23, ACCORDING TO THE SURVEY OF AMBERLEY WOODS, 2ND SECTOR, AS RECORDED IN MAP BOOK 20, PAGE 10, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address:** 2104 Amberley Woods Ter, HELENA, AL 35080  
**Parcel Number:** 13-8-27-3-000-001.023  
**Value** \$272,000.00

**Property 08:**

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  
**Value** \$259,400.00

**Property 09:**

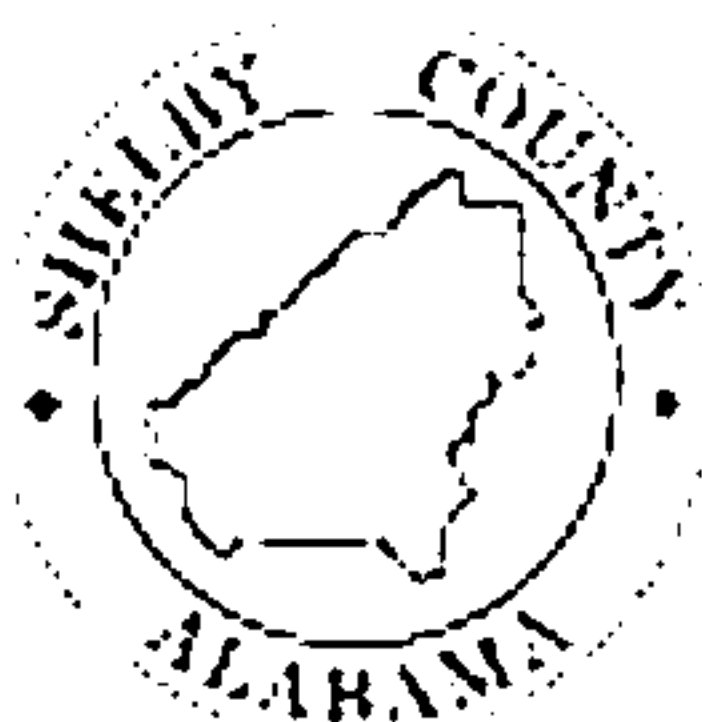
LOT 212, ACCORDING TO THE AMENDED MAP OF PHASE II WEATHERLY WARWICK VILLAGE, AS RECORDED IN MAP BOOK 22, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address:** 240 Warwick Ln, Alabaster, AL 35007  
**Parcel ID:** 14 9 31 3 001 131.000  
**Value** \$267,000.00

**Property 10:**

LOT 167, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 8, AS RECORDED IN MAP BOOK 33, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

**Property Address:** 148 Highview Cove, Pelham, AL 35124  
**Parcel Number:** 13-7-25-2-004-024.000  
**Value** \$253,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/17/2023 08:41:33 AM  
\$2339.50 JOANN  
20230317000073500

*Allen S. Bayl*