

This Instrument Prepared By:
Kyle England, Esq.
Bar ID No. 5936-N87Z
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 **No Dollars And No/100 DOLLARS (\$0.00)** 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 TRS 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 24th day of August, 2023.

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

BY: Margot-Lindsay Gray

Margot-Lindsay Gray
Authorized Signatory

STATE OF Texas

COUNTY OF Dallas

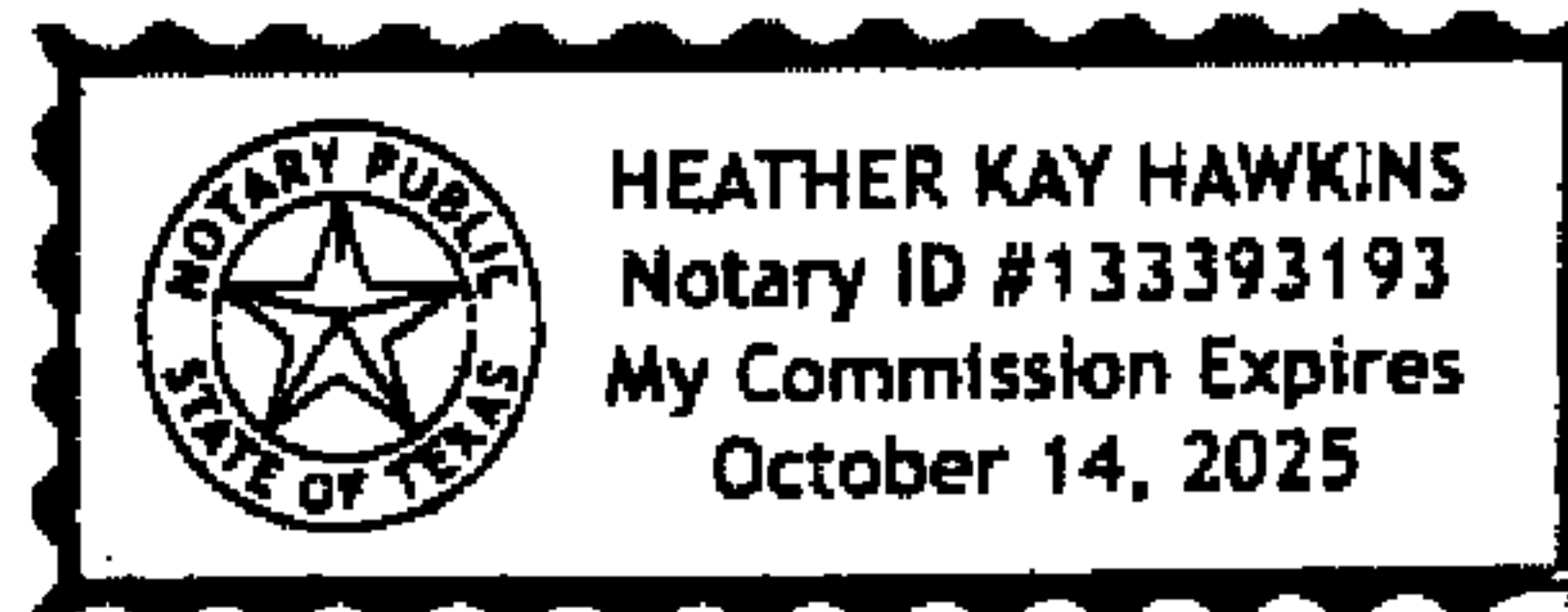
I, Heather Hawkins, a Notary Public, do hereby certify that Margot-Lindsay Gray as Authorized Signatory of Hudson SFR Property Holdings III LLC, a Delaware limited liability company whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, 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 24th day of August, 2023

[Signature]

Notary Public

Witness my hand and official seal.

My Commission Expires:



Grantor's Address: 4849 Greenville Avenue, Suite 500, Dallas, TX 75206

Grantee's Address: 4849 Greenville Avenue, Suite 500, Dallas, TX 75206

Property Address: 127 Briarfield Ln, Calera, AL 35040 and 166 Ashford Way, Alabaster, AL 35007

EXHIBIT "A"

Parcel 01:

LOT 64, ACCORDING TO THE SURVEY OF STONEBRIAR, PHASE 2, AS RECORDED IN MAP BOOK 52, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 127 Briarfield Lane, Calera, AL 35040
Parcel Identification Number: 28 614 0 000 013.007

Parcel 02:

LOT 46, ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, 2ND SECTOR, AS RECORDED IN MAP BOOK 17 PAGE 99 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 166 Ashford Way, Alabaster, AL 35007
Parcel Identification Number: 23 2 10 1 004 046.000

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 III LLC, a Delaware limited liability company	Grantee's Name:	Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company
Mailing Address:	4849 Greenville Avenue Suite 500 Dallas, TX 75206	Mailing Address:	4849 Greenville Avenue Suite 500 Dallas, TX 75206
Property Address:	127 Briarfield Ln Calera, AL 35040	Date of Sale:	<u>08/29/2023</u>
		Actual Value:	\$240,00.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other: <u>BPO</u> |
| ☐ 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).

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

Date: 8/29/2023

Print: Margot-Lindsay Gray
Authorized Signatory

Sign: Margot-Lindsay Gray
Grantor

____ Unattested _____
(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2023 08:07:50 AM
\$549.00 PAYGE
20230830000261040

Allen S. Byrd

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 TRS Property Holdings II LLC, a Delaware limited liability company
Mailing Address:	4849 Greenville Avenue Suite 500 Dallas, TX 75206	Mailing Address:	4849 Greenville Avenue Suite 500 Dallas, TX 75206
Property Address:	166 Ashford Way Alabaster, AL 35007	Date of Sale:	<u>08/29/2023</u>
		Actual Value:	\$275,000.00

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 | ☐ Appraisal |
| ☐ Sales Contract | ☒ Other: <u>BPO</u> |
| ☐ 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.

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

Date: 8/29/2023

Print: Margot-Lindsay Coray
Authorized Signatory

Unattested

Sign: Margot-Lindsay Coray
Grantor

(verified by)