

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

**STATUTORY WARRANTY DEED, JOINT TENANTS  
WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA,  
COUNTY OF SHELBY

**Know All Men by These Presents,**

That in consideration of the sum of Two Hundred Forty Thousand And No/100 Dollars (\$240,000.00) the amount of which can be verified in the sales contract between the parties hereto, and other good and valuable consideration to the undersigned Grantor(s) Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company, (herein referred to as GRANTOR, whether one or more), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does hereby these presents, grant, bargain, sell and convey unto James Gregory Hernandez Jr. and Grace X. Hernandez, husband and wife, as joint tenants with right of survivorship, (herein referred to as GRANTEE, whether one or more), as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion the following described real estate, situated in Shelby County, 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.

Parcel ID: 13 5 22 3 001 005.015

**Property may be subject to all covenants, restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

To Have and to Hold unto Grantee and his/her heirs and assigns.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 19<sup>th</sup> day of September, 2023

Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company

BY: Margaret Lindsay Gray

Name: Margaret Lindsay Gray  
As: Authorized Signatory

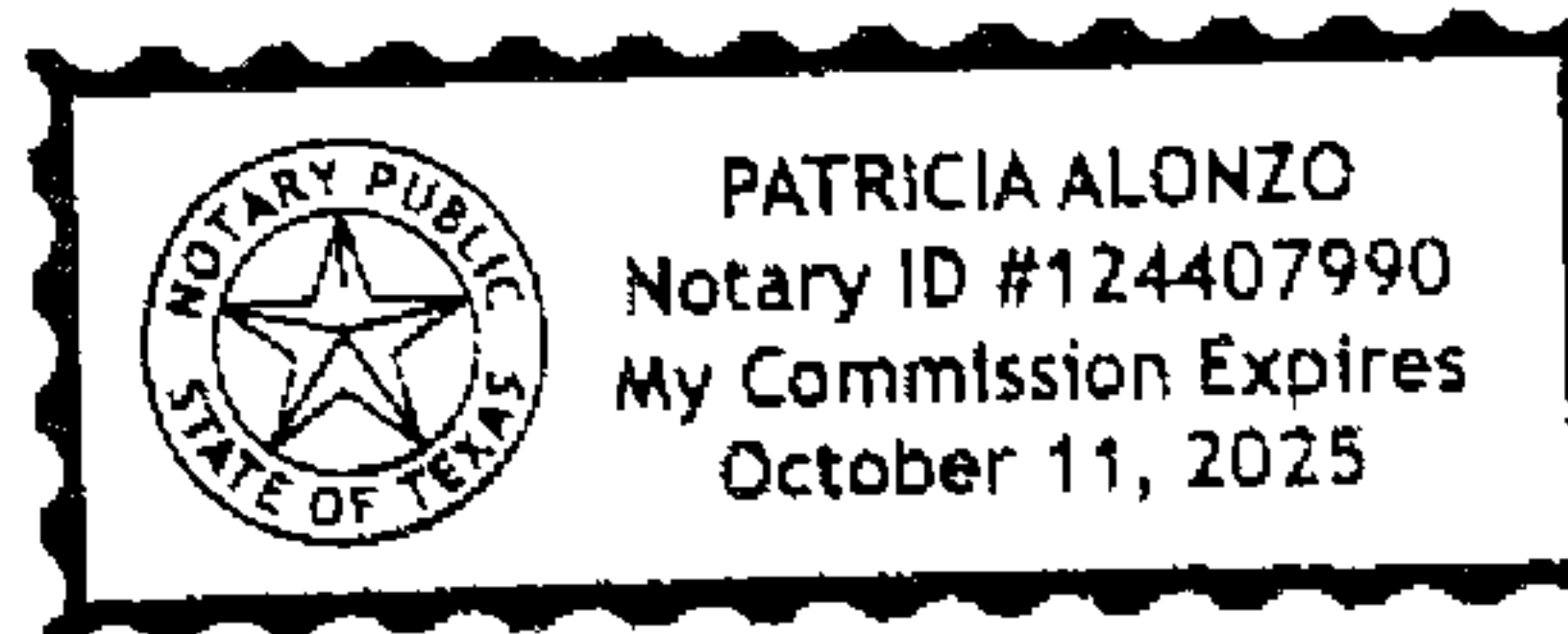
STATE OF Texas

COUNTY OF Dallas

I, Patricia Alonzo, a Notary Public, do hereby certify that Margaret Lindsay Gray as Authorized Signatory for Hudson SFR TRS Property Holdings II 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 19<sup>th</sup> day of September, 2023

Patricia Alonzo  
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: 18107 Retreat Ln, Birmingham, AL 35242

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



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 09/22/2023 03:31:45 PM  
 \$268.00 PAYGE  
 20230922000284830

*Allen S. Bayl*

### 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 TRS Property Holdings II  
 LLC, a Delaware limited liability  
 company

Grantee's Name: James G. Hernandez and Grace X.  
 Hernandez

Mailing Address: 4849 Greenville Avenue  
 Suite 500  
 Dallas, TX 75206

Mailing Address: 18107 Retreat Ln  
 Birmingham, AL 35242

Property Address: 9447 Brook Forest Cir  
 Helena, AL 35080

Date of Sale: September 20, 2023

Total Purchase Price: \$240,000.00

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: \_\_\_\_\_

☐ 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: 9/17/23

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

BY: *Michael Hernandez*

Unattested

Sign:

as Authorized Signatory

(verified by)