

This Instrument Prepared By:
Spaeth & Doyle LLP
501 S. Cherry Street, #700
Glendale, CO 80246
Kyle England, Esq. Bar ID No. 5936-N87Z

**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 Fifty Thousand And No/100 Dollars (\$250,000.00) 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 Ana E. Andrade, a single person and Gerson Daniel Guardado Barrillas, a single person , (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 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.

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 Nov. 22nd, 2023.

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

BY: [Signature]

Name: Patricia Alonzo

As: Authorized Signatory

STATE OF Texas

COUNTY OF Dallas

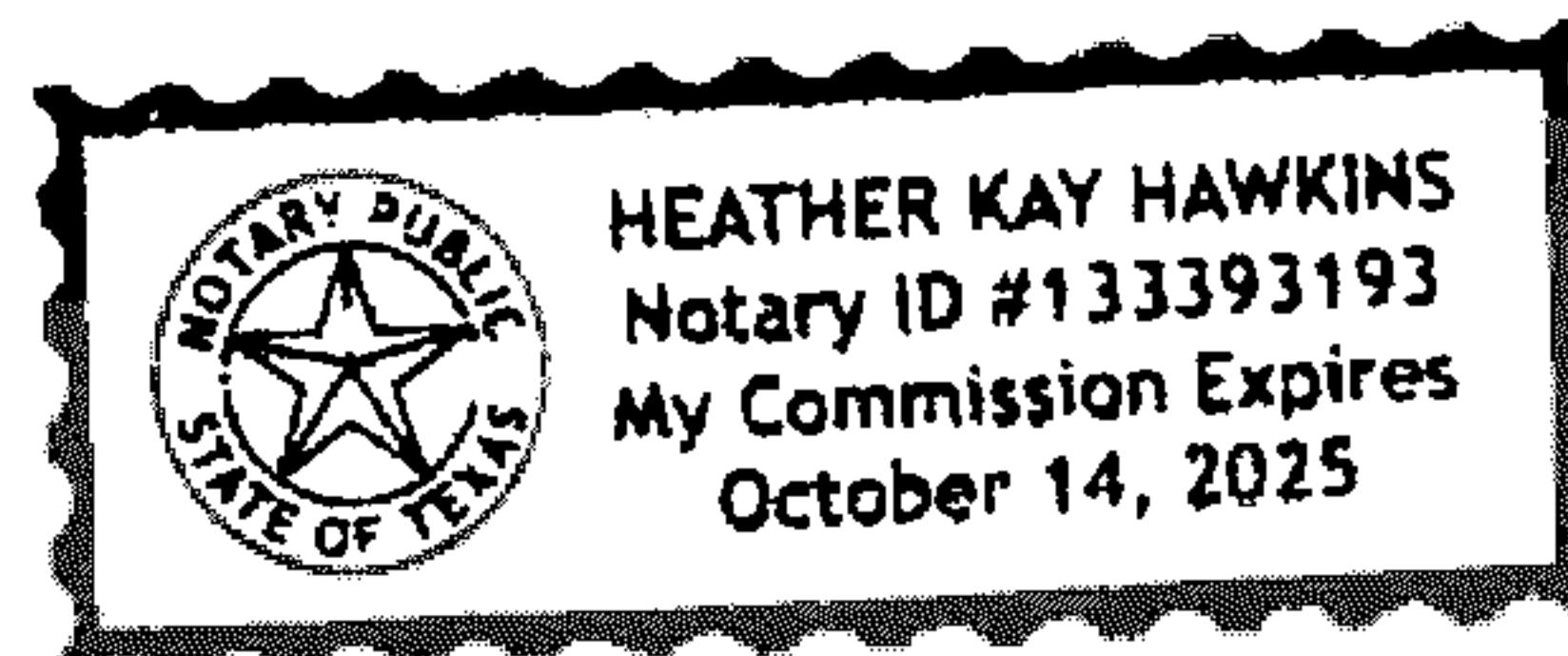
I, Heather Hawkins, a Notary Public, do hereby certify that Patricia Alonzo as Authorized Signatory for Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company whose name is signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this 22 day of November, 2023 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

[Signature]

Notary Public

Witness my hand and official seal.

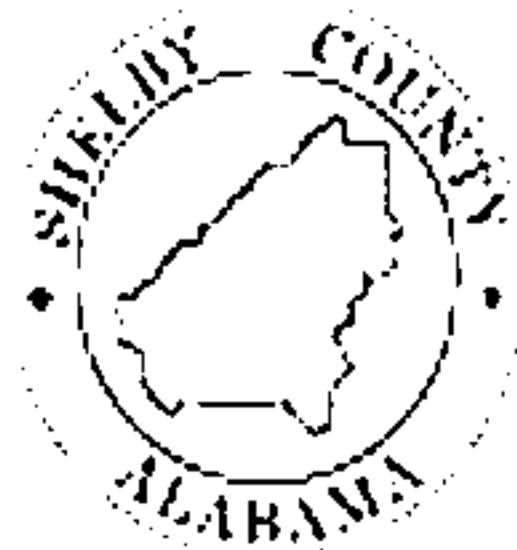
My Commission Expires: 10/14/2025



Grantor's Address: Energy Square Bldg 2, 4849 Greenville Avenue Suite 500, Dallas, AL 75206

Grantee's Address: 166 Ashford Way, Alabaster, AL 35007

Property Address: 166 Ashford Way, Alabaster, AL 35007



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/04/2023 02:34:51 PM
 \$78.00 PAYGE
 20231204000350110

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:	Ana E. Andrade and Gerson Daniel Guardado Barrillas
Mailing Address:	Energy Square Bldg 2 4849 Greenville Avenue Suite 500 Dallas, AL 75206	Mailing Address:	166 Ashford Way Alabaster, AL 35007
Property Address:	166 Ashford Way Alabaster, AL 35007	Date of Sale:	December 1, 2023
		Total Purchase Price:	\$250,000.00

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).

12/4/2023

Date: _____

Print: **David Lopez - Escrow Agent**

Unattested

Sign: _____

[Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one