

This Instrument Prepared By:
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Seventy-One Thousand And No/100 DOLLARS (\$271,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Hudson SFR Property Holdings III LLC, a Delaware limited liability company** (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **Donna Finerty Scott, an unmarried woman** (herein referred to as GRANTEE), GRANTEE'S heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

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.

Also known by street and number as: 144 Saint Charles Dr, Helena, AL 35080
APN/Parcel ID: 13 5 21 2 000 005.042

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.

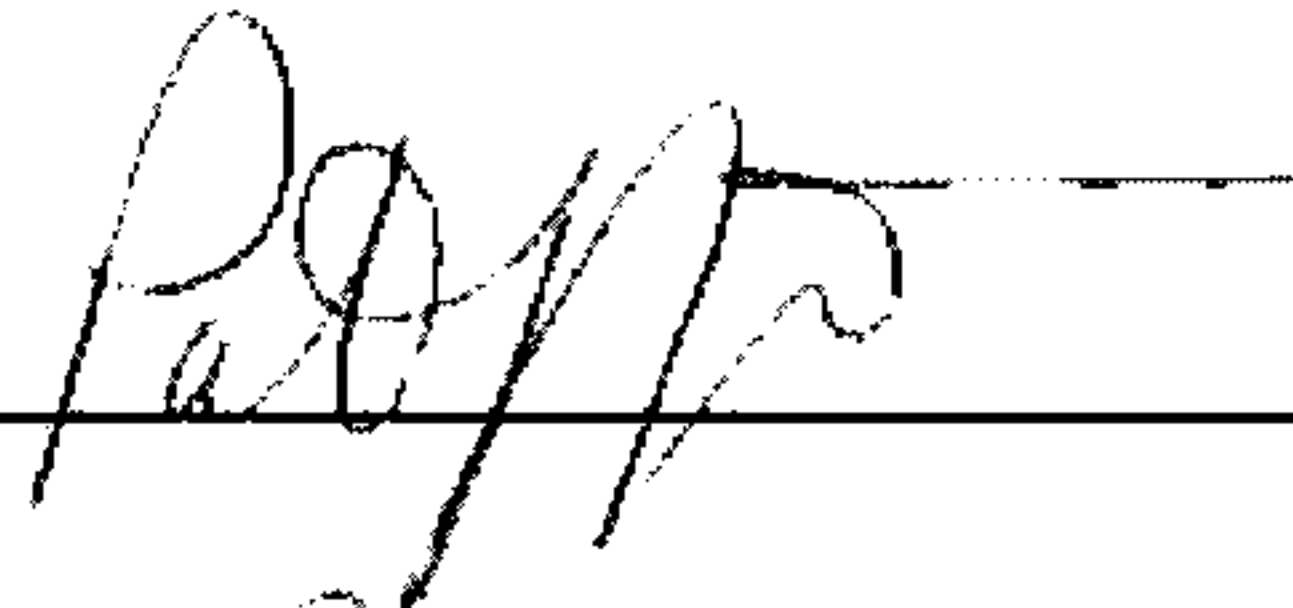
TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, GRANTEE'S heirs and assigns FOREVER.

And GRANTOR does covenant with the said GRANTEE, GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEE, GRANTEE'S heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, GRANTEE'S heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

As used herein, each gender shall include all genders, and the singular shall include the plural and the plural the singular as the context shall require.

IN WITNESS WHEREOF, GRANTOR have hereunto set the hands and seals below, this 16th day of February, 2024.

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

BY: 

Name: Patricia Alonzo

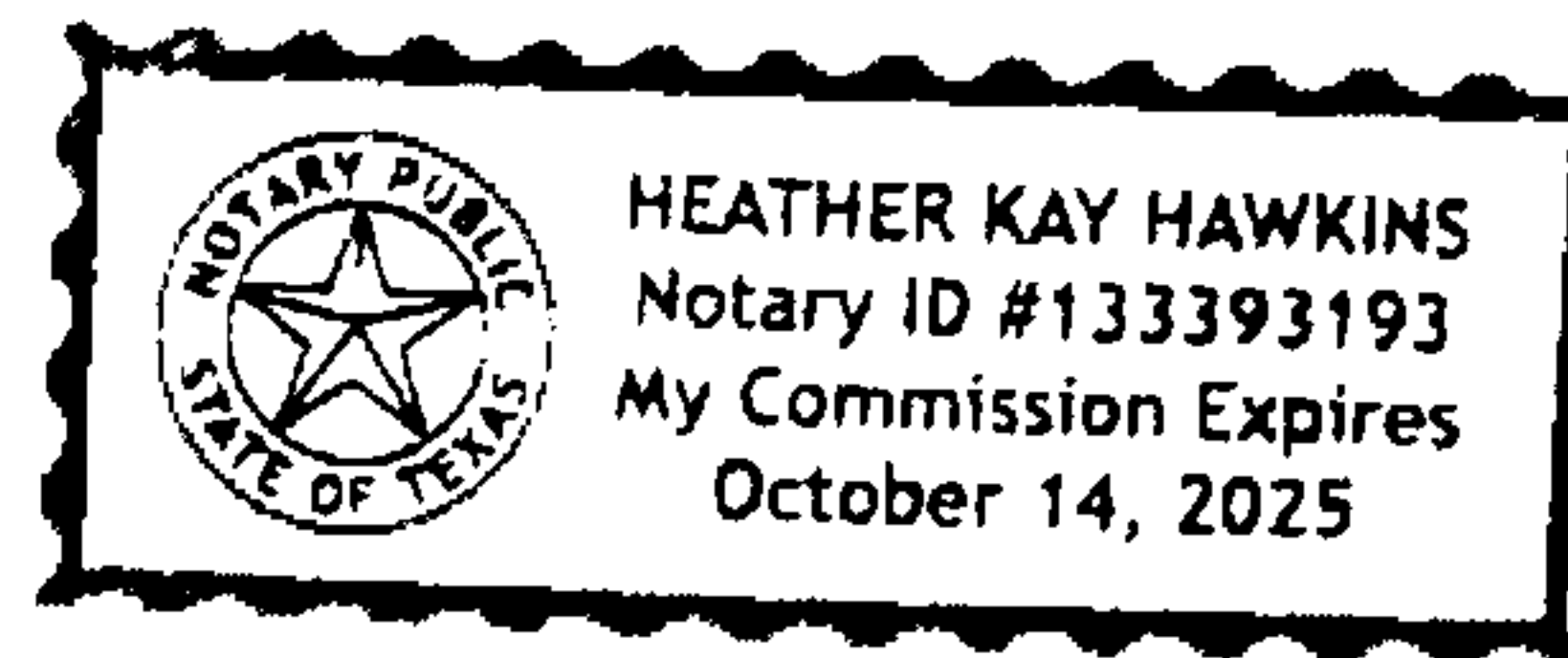
As: Authorized Signatory

State of Texas
County of Dallas

On February 16, 2024 before me, Heather Hawkins, Notary Public, personally appeared Patricia Alonzo as Authorized Signer for Hudson SFR Property Holdings III LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Alabama that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Signature  (Seal)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/04/2024 12:32:47 PM
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Alvin S. Bayl