

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

STATUTORY WARRANTY DEED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Three Hundred Ten Thousand And No/100 DOLLARS (\$310,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof, is hereby acknowledged. We, **Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Salim Sadhubhai Virani and Anjum Salim Virani, a married couple, as joint tenants with right of survivorship** (herein referred to as GRANTEES), their heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 1738, ACCORDING TO PLAT OF CHELSEA PARK 17TH SECTOR, RECORDED IN MAP BOOK 54, PAGES 23A AND 23B, OF THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

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 GRANTEES, their heirs and assigns FOREVER.

IN WITNESS WHEREOF we have hereunto set our hands and seals, this _____ day of February, 2024.

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

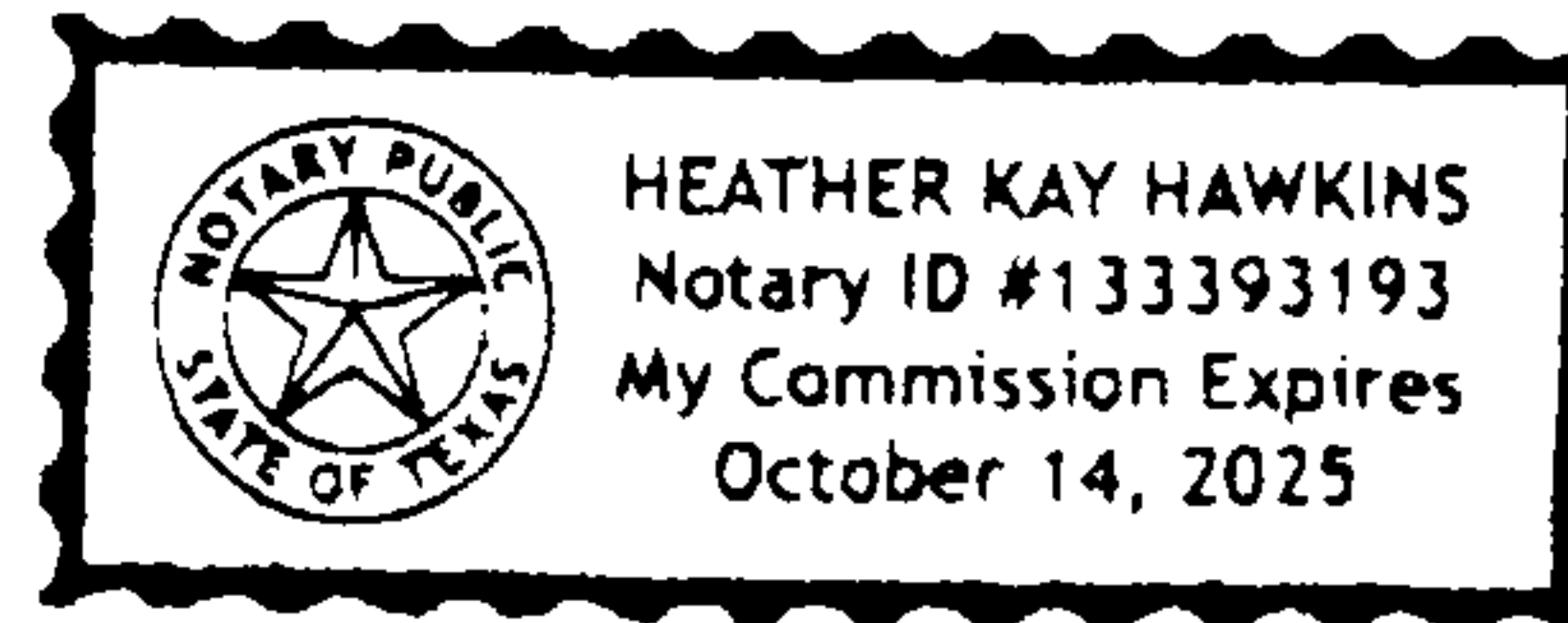
On February 16, 2024 before me, Heather Hawkins, Notary Public, personally appeared Patricia Alonzo as Authorized Signatory for Hudson SFR TRS Property Holdings II LLC, a Delaware limited liability company, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are 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 *[Signature]*

(Seal)



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

Grantee's Address: 1536 Haddon Dr, Hoover, AL 35226

Property Address: 203 Chelsea Park Rd, Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2024 03:42:00 PM
\$118.00 JOANN
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Allen S. Bayl