

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 Four Thousand And No/100 DOLLARS (\$304,000.00)** 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 III LLC, a Delaware limited liability company** (herein referred to as GRANTOR), do hereby GRANT, BARGAIN, SELL and CONVEY unto **Ryan Biasco and Emily Biasco, husband and wife, 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 1722, ACCORDING TO PLAT OF CHELSEA PARK 17TH SECTOR, RECORDED IN MAP BOOK 54, PAGE 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.

\$298,493.00 of the above mentioned purchase price was paid for from the mortgage loans which closed simultaneously herewith

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 8th day of April, 2024.

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

BY: [Signature]

Name: Heather Hawkins
As: Authorized Signatory **Authorized Signatory**

STATE OF Texas

COUNTY OF Dallas

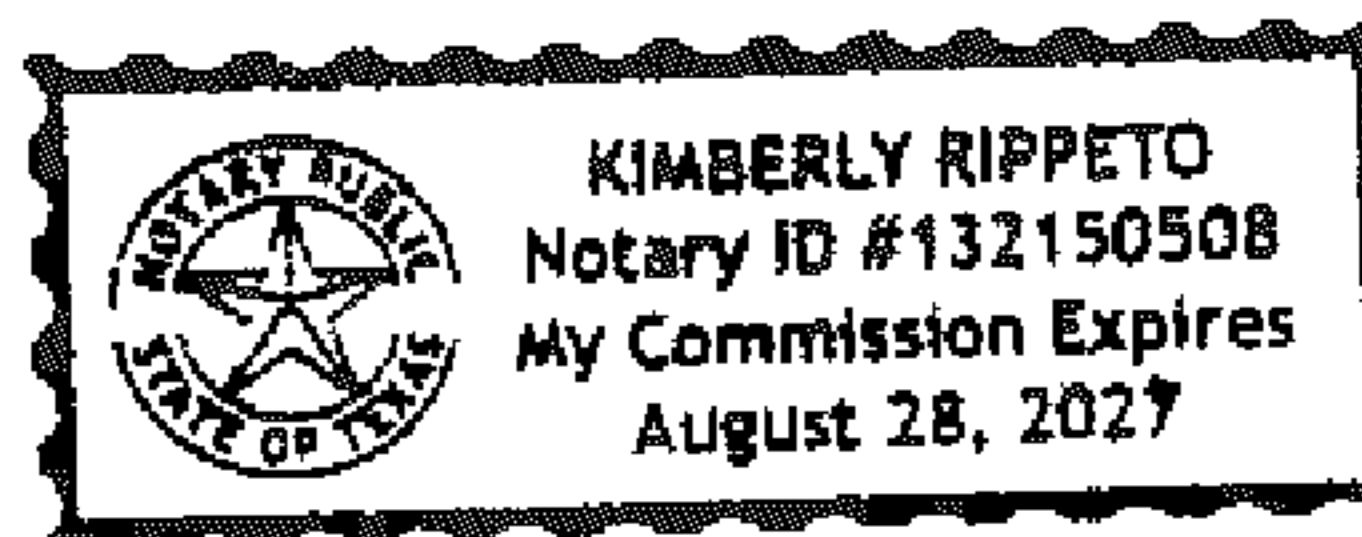
I, Kimberly Rippeto, a Notary Public, do hereby certify that
Heather Hawkins as Authorized Signatory for Hudson SFR TRS Property Holdings II LLC,
a Delaware limited liability company whose name is signed to the foregoing conveyance, and who is/are
known to me, acknowledged before me on this 8th day of April, 2024 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: August 28 2027



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

Grantee's Address: 277 Chelsea Park Rd, Chelsea, AL 35043

Property Address: 277 Chelsea Park Rd, Chelsea, AL 35043

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 III
LLC, a Delaware limited liability
company

Grantee's Name: Ryan Biasco and Emily Biasco

Mailing Address: Energy Square Bldg 2
4849 Greenville Avenue Suite 500
Dallas, TX 75206

Mailing Address: 2800 Riverview Rd Apt 402
Birmingham, AL 35242

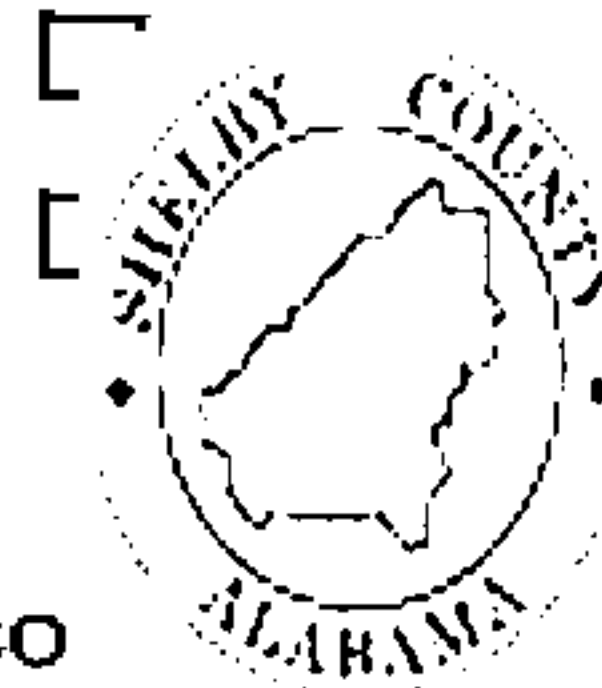
Property Address: 277 Chelsea Park Rd
Chelsea, AL 35043

Date of Sale: April 10, 2024

Total Purchase Price: \$304,000.00

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
☒ Sales Contract
☐ Closing Statement



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk

Shelby County, AL
04/17/2024 12:19:09 PM
\$34.00 JOANN

If the conveyance document presented for recordation contains the required information referenced above, the required information is not required.

the required information referenced above

Allen S. Bayl

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: 4/18/2024

Print: Heather Hawkins

Unattested

(verified by)

Sign:

Heather Hawkins
Authorized Signatory

(Grantor/Grantee/Owner/Agent) circle one