

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 **Two Hundred Four Thousand Nine Hundred And No/100 DOLLARS (\$204,900.00)** 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 **Andrew Bell, an unmarried man and Lindsey Greer, an unmarried woman, 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 18 ACCORDING TO THE SURVEY OF WILLOW COVE PHASE 2 AS RECORDED IN MAP BOOK 24, PAGE 49, SHELBY COUNTY, ALABAMA RECORDS.

Also known by street and number as: 157 Cove Lndg, Calera, AL 35040
APN/Parcel ID: 35 1 02 0 002 018.000

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.

\$206,969.00 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 17th day of June, 2024.

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

BY: 

Name: Heather Hawkins

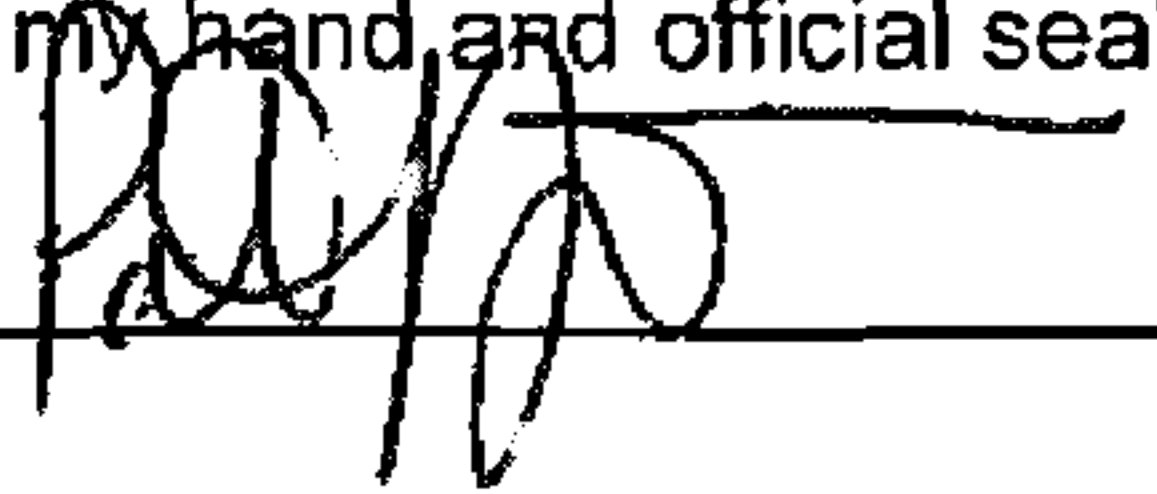
As: Authorized Signatory

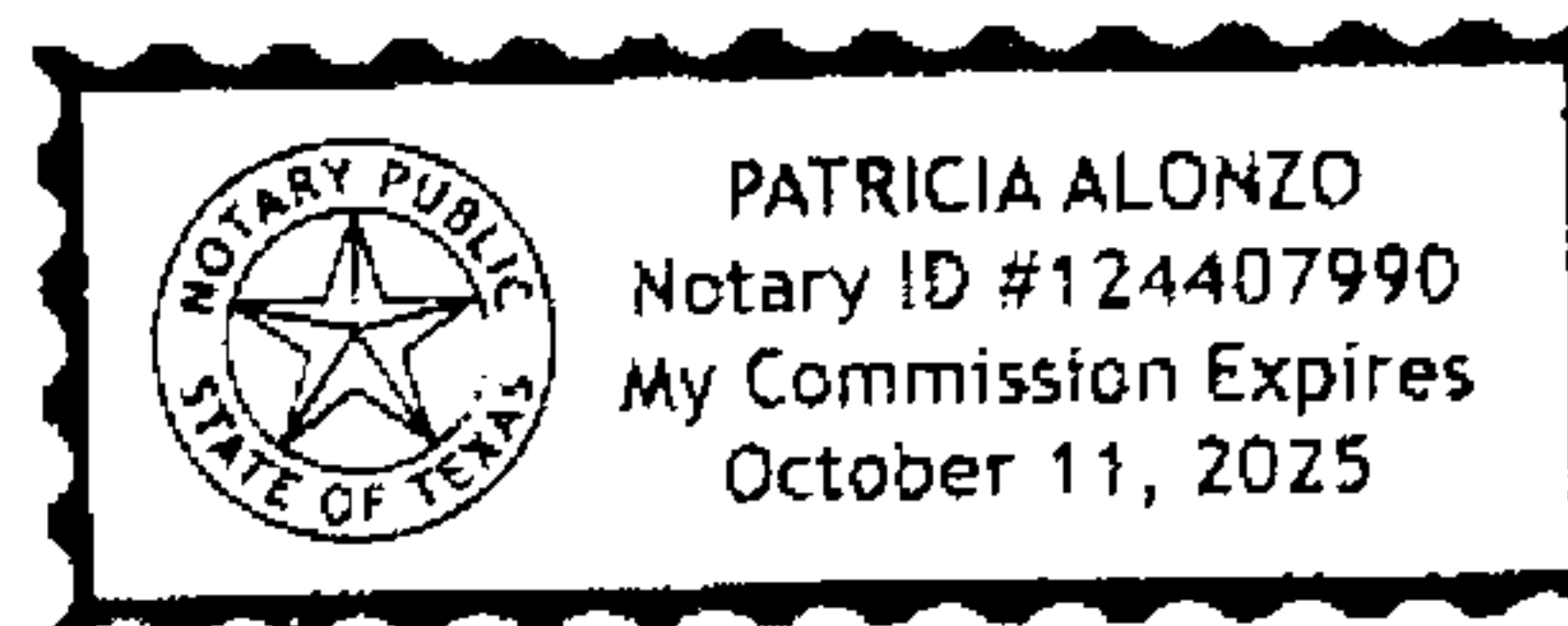
State of Texas
County of Dallas

On June 12, 2024 before me, Patricia Alonzo, Notary Public,
personally appeared Heather Hawkins as Authorized Signatory for
Hudson SFR TRS 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 Texas that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



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

Grantee's Address: 157 Cove Lndg, Calera, AL 35040

Property Address: 157 Cove Lndg, Calera, AL 35040



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/10/2024 08:21:27 AM
 \$29.00 PAYGE
 20240710000207840

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 III LLC, a Delaware limited liability company
 Mailing Address: Energy Square Bldg 2
 4849 Greenville Avenue Suite 500
 Dallas, TX 75206
 Property Address: 157 Cove Lndg
 Calera, AL 35040

Grantee's Name: Andrew Bell and Lindsey Greer
 Mailing Address: 1046 7th Ave SW
 Alabaster, AL 35007
 Date of Sale: June 17, 2024
 Total Purchase Price: \$204,900.00

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: 6/12/2024

Print: _____

Heather Hawkins
Authorized Signatory

____ Unattested

(verified by)

Sign: _____

(Grantor/Grantee/Owner/Agent) circle one