

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 Sixty Thousand And No/100 DOLLARS (\$260,000.00)** 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 **Joshua Clark, a single man, and Alayna Wilbur, a single 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 3, BLOCK 1, ACCORDING TO THE SURVEY OF HAMLET AS RECORDED IN MAP BOOK 8, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 648 12th St NW, Alabaster, AL 35007  
APN/Parcel ID: 13 7 35 3 001 003.007

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.

\$252,200.00 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 24<sup>th</sup> day of June, 2024.

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

BY: [Signature]

Name: Heather Hawkins

As: Authorized Signatory

State of Texas  
County of Dallas

On June 24, 2024 before me, Misty Jan Williams, Notary Public,  
personally appeared Heather Hawkins 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 Texas that the foregoing paragraph  
is true and correct.

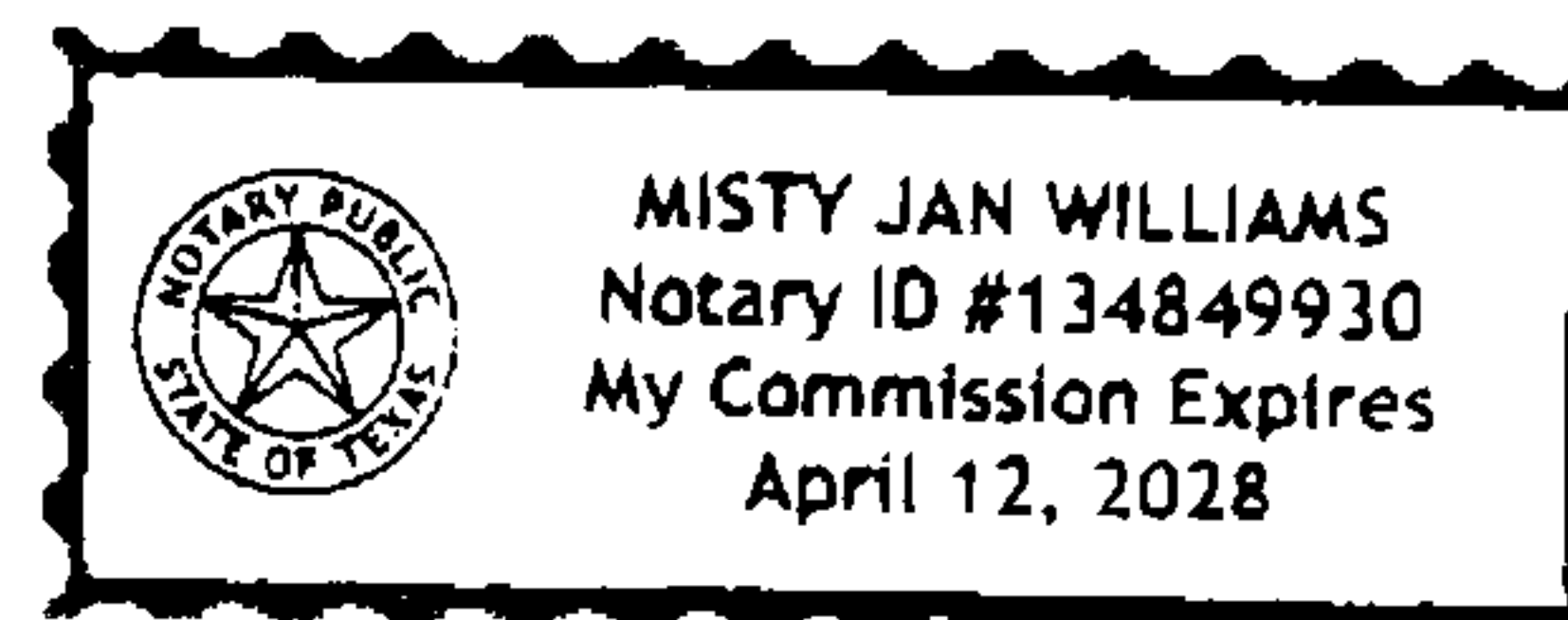
WITNESS my hand and official seal.

Signature [Signature] (Seal)

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

Grantee's Address: 648 12th St NW, Alabaster, AL 35007

Property Address: 648 12th St NW, Alabaster, AL 35007





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/12/2024 08:10:48 AM  
\$36.00 PAYGE  
20240712000212010

*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  
Mailing Address: Energy Square Bldg 2  
4849 Greenville Avenue Suite 500  
Dallas, AL 75206  
Property Address: 648 12th St NW  
Alabaster, AL 35007

Grantee's Name: Joshua Clark and Alayna Wilbur  
Mailing Address: 648 12th St NW  
Alabaster, AL 35007  
Date of Sale: June 26, 2024  
Total Purchase Price: \$260,000.00

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
- ☐ Appraisal  
☐ Other: \_\_\_\_\_

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: 6/24/2024

Print: Heather Hawkins, Authorized Signatory

Unattested  
(verified by)

Sign:   
(Grantor/Grantee/Owner/Agent) circle one