

Return to after recordation: TRG - Realtech Title, LLC
1000 Bishops Gate Blvd Suite 100, Mount Laurel, NJ, 08054

STATE OF Alabama

COUNTY OF Shelby

WARRANTY DEED

HPA III ACQUISITIONS 1 LLC, a Delaware Limited Liability Company, whose mailing address is 120 S. Riverside Plaza Suite 2000, Chicago, IL 60606, hereinafter referred to as "Grantor"

and

BRAYDEN CAGLE and KALIAH PEOPLES, husband and wife, whose mailing address is 820 Tulip Poplar Drive, Hoover, AL 35244, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Three Hundred Seventy-Two Thousand and 00/100 Dollars (\$372,000.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Jefferson, State of Alabama:

LOT 1017, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 17TH ADDITION, AS RECORDED IN MAP BOOK 9, PAGE 50, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA

Being the same property conveyed to HPA III Acquisitions 1 LLC, a Delaware Limited Liability Company by deed from Kenneth A. Gilliam and Kathryn H. Gilliam, husband and wife dated 04/11/2021 and recorded with Shelby County Recording Office on 04/14/2021 as Instrument #20210414000185680.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Jefferson County, Alabama, unless otherwise indicated.

The property herein conveyed X is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 28th
day of August, 2024.

HPA III ACQUISITIONS 1 LLC, a Delaware
Limited Liability Company

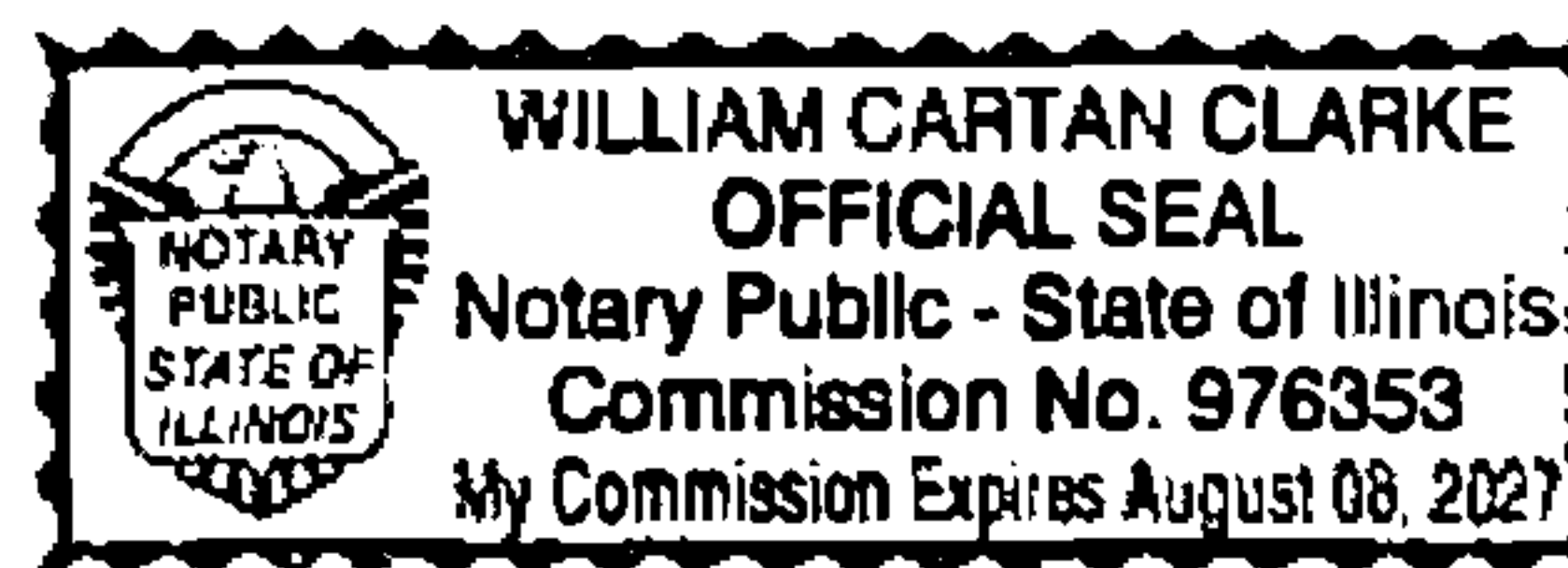
By: Denisa Beyer
Name: Denisa Beyer
Title: Authorized Signer

STATE OF Illinois
COUNTY OF Cook

I, the undersigned Notary Public in and for said County and State, hereby certify that
Denisa Beyer as authorized signer of HPA III ACQUISITIONS 1 LLC, a
Delaware Limited Liability Company, in their full and authorized capacity, on behalf of said
company, whose name is signed to the foregoing instrument and who is known to me,
acknowledged before me on this day that, being informed of the contents of the instrument,
he/she executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 28th day of
August, 2024.

William Cartan Clarke
Notary Public
William Cartan Clarke
Print Name
My Commission expires: 8/8/2027



This instrument prepared by:
Curtis Hussey, Esq. - Alabama Bar No.: HUS004
Gulf Coast ADR, LLC
139 Cox Creek Parkway #310, Florence, AL 35630

Grantor's address:
HPA III ACQUISITIONS 1 LLC
120 S Riverside Plaza suite 2000 120, S Riverside Plaza, IL 60606

Grantee's address:
Brayden Cagle and Kaliah Peoples, 820 Tulip Poplar Drive, Hoover, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/05/2024 10:16:13 AM
\$35.00 PAYGE
20240905000276670

Allen S. Beyer