

Return to after recordation:

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

SHARRON FISHER, a single person, whose mailing address is 123 Appleford Road, Helena, AL 35080, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Four Hundred Forty-Seven Thousand, and 00/100 Dollars (\$447,000.00), 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 Shelby, State of Alabama:

LOT 5A, ACCORDING TO THE AMENDED MAP OF HILLSBORO SUBDIVISION PHASE I, AS RECORDED IN MAP BOOK 39, PAGE 140A, B AND C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 123 Appleford Road, Helena, AL 35080

Being the same property conveyed unto HPA III Acquisitions 1 LLC, a Delaware Limited Liability Company, by deed recorded 05/25/2021 in Instrument Number 20210525000256470, in the Office of the Judge of Probate of Shelby County, State of Alabama.

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 the said above described property unto the said Grantee, in fee simple, and to its successors and assigns, forever.

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 Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed _____ 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.

NOTE: \$330,000.00 of the Deed Consideration is being paid by the Mortgage.

SIGNATURE PAGE(S) TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 30th
day of December, 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 his/her 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 30th day of
December, 2024.

Ryan Levin
Notary Public
Ryan Levin

Print Name

My Commission expires: November 6, 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, Chicago, IL 60606

Grantee's address:
Sharron Fisher, 123 Appleford Road, Helena, AL 35080

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/15/2025 01:55:59 PM
\$145.00 PAYGE
20250115000015080



Allen S. Beyer