

Return to after recordation:

REALtech Title, LLC, 1000 Bishops Gate Blvd Suite 100, Mount Laurel, NJ, 08054

File No.: 4710125-01879

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

HPA III ACQUISITIONS 1 LLC, a Delaware Limited Liability Company, whose mailing address is 15771 Red Hill Avenue, Suite 100, Tustin, CA 92780, hereinafter referred to as "Grantor"

and

KEY FAMILY PROPERTIES, LLC, an Alabama Limited Liability Company, whose mailing address is 2163 Pelham Parkway, Pelham, AL 35124, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Two Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars (\$299,900.00), 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 5, BLOCK 6, ACCORDING TO THE SURVEY OF LINCOLN PARK, AS RECORDED IN MAP BOOK 3, PAGE 145, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 4872 Keith Drive, Birmingham, AL 35242

Being the same property Conveyed to HPA III Acquisitions 1 LLC by Deed from Michael C. Guarina and Karen S. Guarino, recorded on 07/26/2022, as Instrument Number 20220726000293110, in the Office of the Judge of Probate for the County of Shelby, 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.

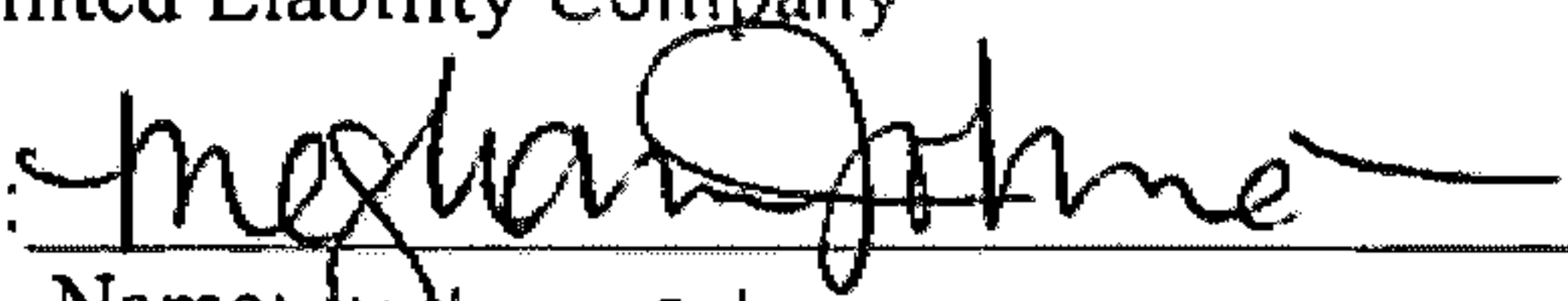
The property herein conveyed ☒ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or ☐ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

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.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 7th
day of October, 2025.

HPA III ACQUISITIONS 1 LLC, a Delaware
Limited Liability Company

By: 
Name: Meghann Johnson
Title: Authorized Signer

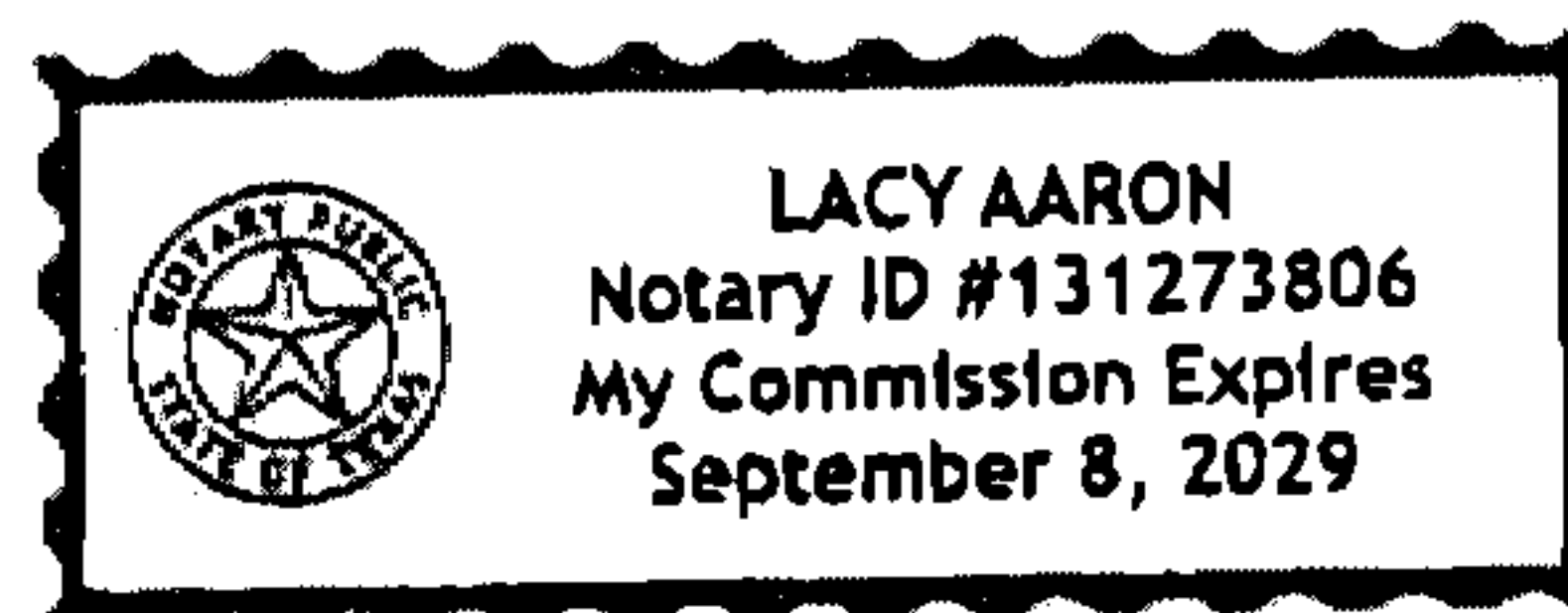
STATE OF TEXAS
COUNTY OF DALLAS

I, the undersigned Notary Public in and for said County and State, hereby certify that
Meghann Johnson as Authorized Signer of HPA III
ACQUISITIONS 1 LLC, a Delaware Limited Liability Company, with full authority 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 7th day of
October, 2025.


Notary Public

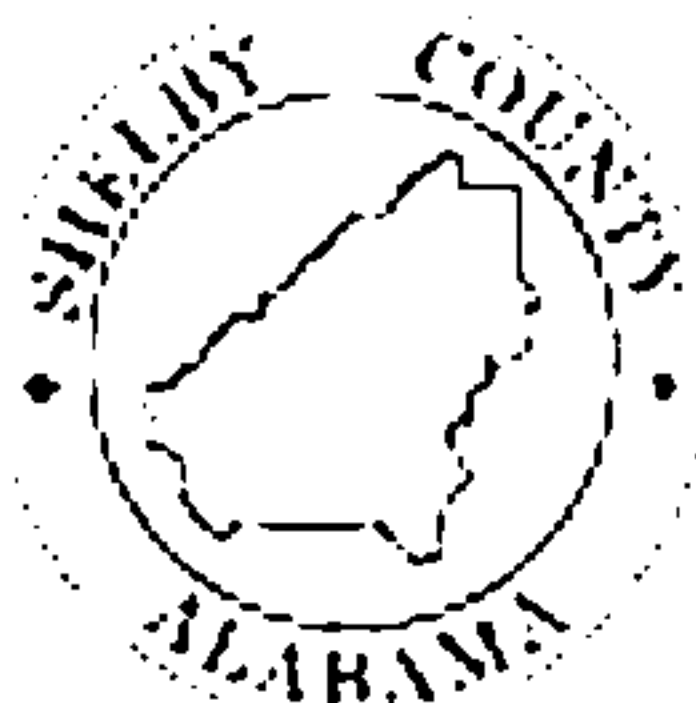
Print Name Lacy Aaron
My Commission expires: 09/08/2029



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, 15771 Red Hill Avenue, Suite 100, Tustin, CA 92780

Grantee's address:
Key Family Properties, LLC, 2163 Pelham Parkway, Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/09/2025 01:01:40 PM
\$328.00 PAYGE
20251009000312240

