

SEND TAX NOTICE TO:

Daniel Williams and Kaleigh Williams
226 Lake Forest Way
Maylene, AL 35114

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **FOUR HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$455,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **HPA III Acquisitions 1, LLC, a Delaware Limited Liability Company**, whose address is 15771 Red Hill Avenue, Suite 100, Tustin, CA 92780, (hereinafter "Grantor", whether one or more), by **Daniel Williams and Kaleigh Williams**, whose address is 116 Falling Waters Lane, Alabaster, AL 35114, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Daniel Williams and Kaleigh Williams, a married couple, as joint tenants with the right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 226 Lake Forest Way, Maylene, AL 35114, to-wit:

Lot 226, according to the survey of Lake Forest, Second Sector, as recorded in Map Book 26, Page 142, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$455,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, HPA III Acquisitions 1, LLC, a Delaware Limited Liability Company, by Meghann Johnson, as its Authorized Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 4th day of November, 2025.

HPA III Acquisitions 1, LLC, a Delaware Limited Liability Company

By: Meghann Johnson

Meghann Johnson, Authorized Signer

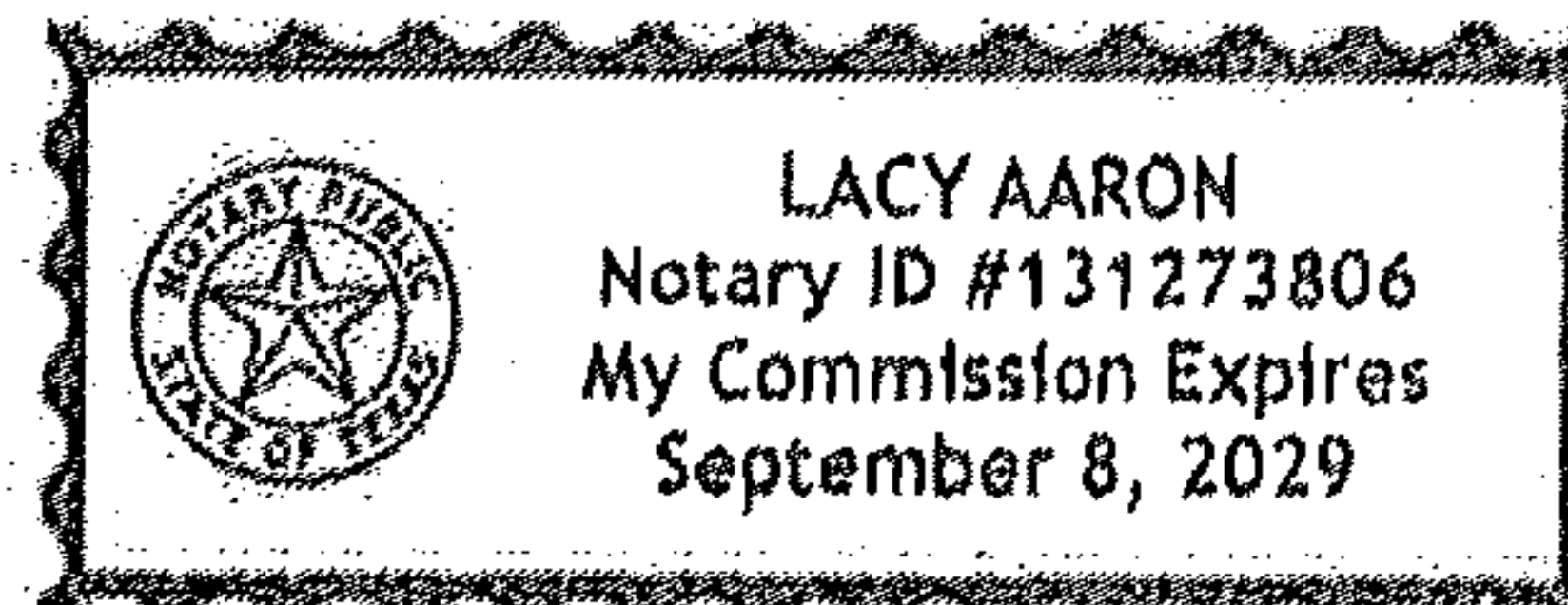
STATE OF Texas
Dallas COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Meghann Johnson, whose name as Authorized Signer of HPA III Acquisitions 1, LLC, a Delaware Limited Liability Company, 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, (s)he, as such Authorized Signer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 4th day of November, 2025.

Lacy Aaron
Notary Public

My commission expires: 09/08/2029



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/04/2025 02:42:22 PM
\$26.00 PAYGE
20251104000338770

Allen S. Beal