

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

File No.: 4710126-00093

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

SUMMIT URBAN 2195, LLC, an Alabama Limited Liability Company, whose mailing address is 1884 Blackridge Rd, Birmingham, AL 35244, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Three Hundred Twenty-Five Thousand and 00/100 Dollars (\$325,000.00), 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 401, ACCORDING TO THE AMENDED MAP OF OLD CAHABA LAKEWOOD SECTOR AS RECORDED IN MAP BOOK 25, PAGE 26, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address: 2195 Old Cahaba Place, Helena, AL 35080

Being the same property conveyed unto HPA III Acquisitions 1 LLC, a Delaware Limited Liability Company, by deed recorded 06/10/2021 in Book Page and/or Instrument Number 20210610000285100, 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 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(S) TO FOLLOW

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 26th day of February, 2026.

HPA III ACQUISITIONS 1 LLC, a Delaware Limited Liability Company

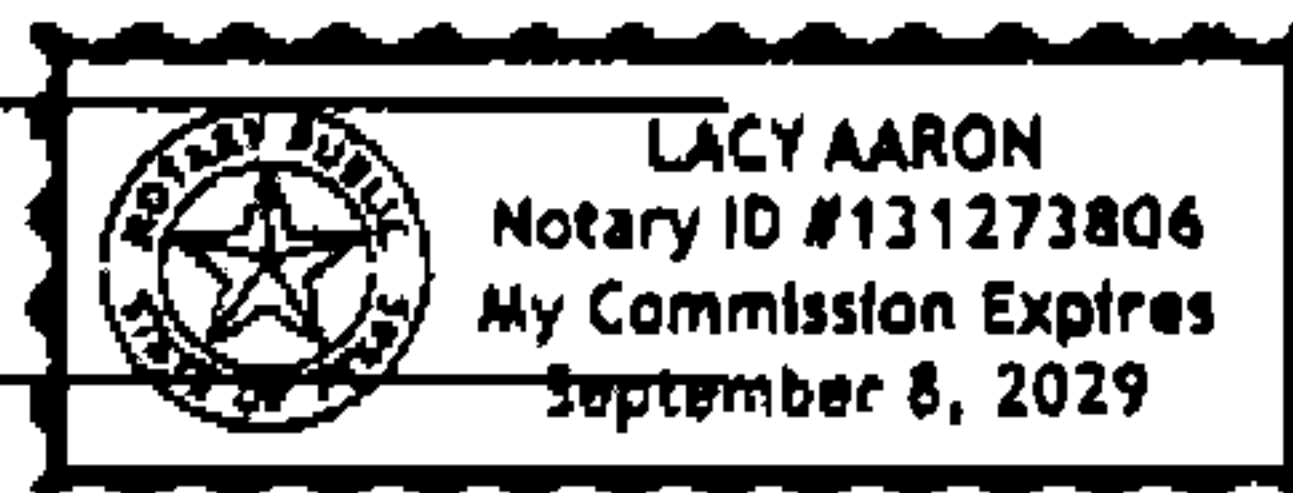
By, Meghan Johnson
Name: Meghan Johnson
Title: Authorized Signer

STATE OF ~~ALABAMA~~ Texas
COUNTY OF Dallas

I, the undersigned Notary Public in and for said County and State, hereby certify that Meghan Johnson 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 26th day of February, 2026.

Lacy Aaron
Notary Public
Lacy Aaron



Print Name
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:
Summit Urban 2195, LLC
1884 Blackridge Rd, Birmingham, AL 35244



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/04/2026 11:19:01 AM
 \$112.50 JOANN
 20260304000062350

Alvin S. Boyd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name HPA III Acquisitions 1 LLC
 Mailing Address 15771 Red Hill Ave, Ste 100,
Tustin, CA 92780

Grantee's Name SUMMIT URBAN 2195, LLC
 Mailing Address 1884 BLAKERIDGE RD
BIRMINGHAM AL 35244

Property Address 2195 Old Cahaba Place
Helena, AL 35080

Date of Sale 02/26/2026
 Total Purchase Price \$ 325,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

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 Appraisal
 Sales Contract Other
 Closing Statement

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 02/26/2026

Print Meghann Johnson, Authorized Signer

Unattested

 (verified by)

Sign Meghann Johnson

 (Grantor/Grantee/Owner/Agent) circle one