

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.
173 Tucker Road
Suite 201
~~Helena, AL 35080~~

OfferPad(SPVBorrower1), LLC
2150 East Germann Road
Suite 1
~~Chandler, AZ 85286~~

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED TWENTY ONE THOUSAND SIX HUNDRED AND 00/100 Dollars (\$321,600.00)** to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Jeff Flory and Sharen Flory, Husband and Wife** (herein referred to as grantors), do hereby grant, bargain, sell and convey unto **OfferPad(SPVBorrower1), LLC** (herein referred to as grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 14, in Block 3, according to the Survey of Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

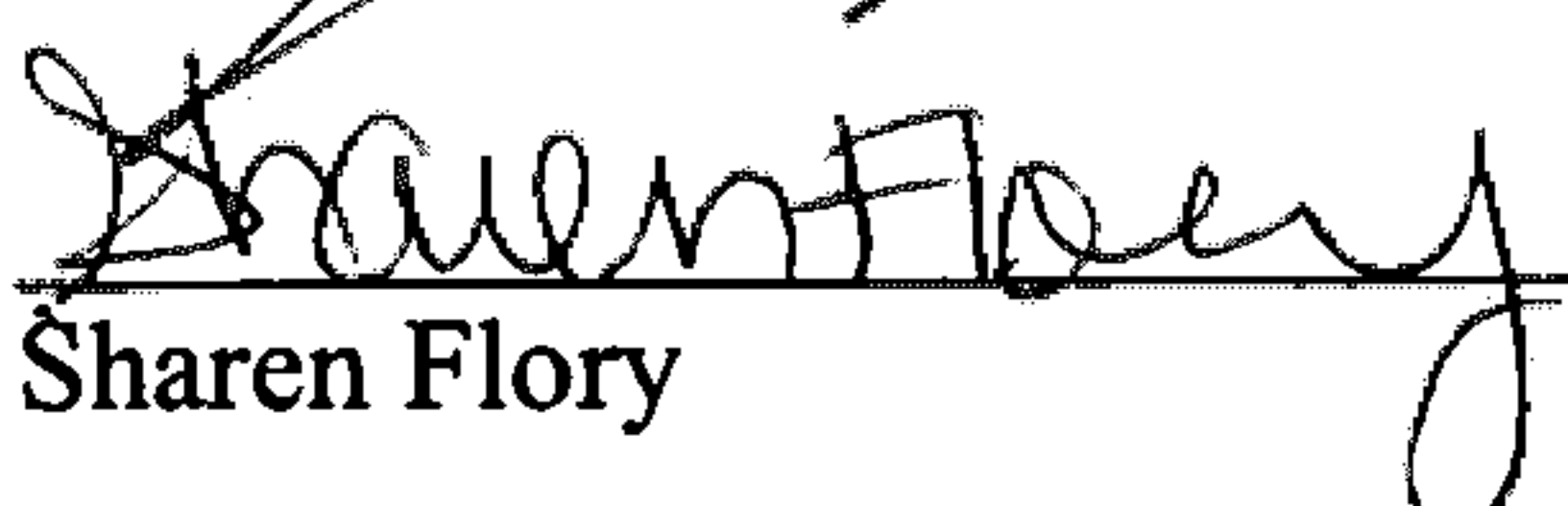
1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of way, building lines, and limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of April, 2021.


_____(SEAL)
Jeff Flory


_____(SEAL)
Sharen Flory

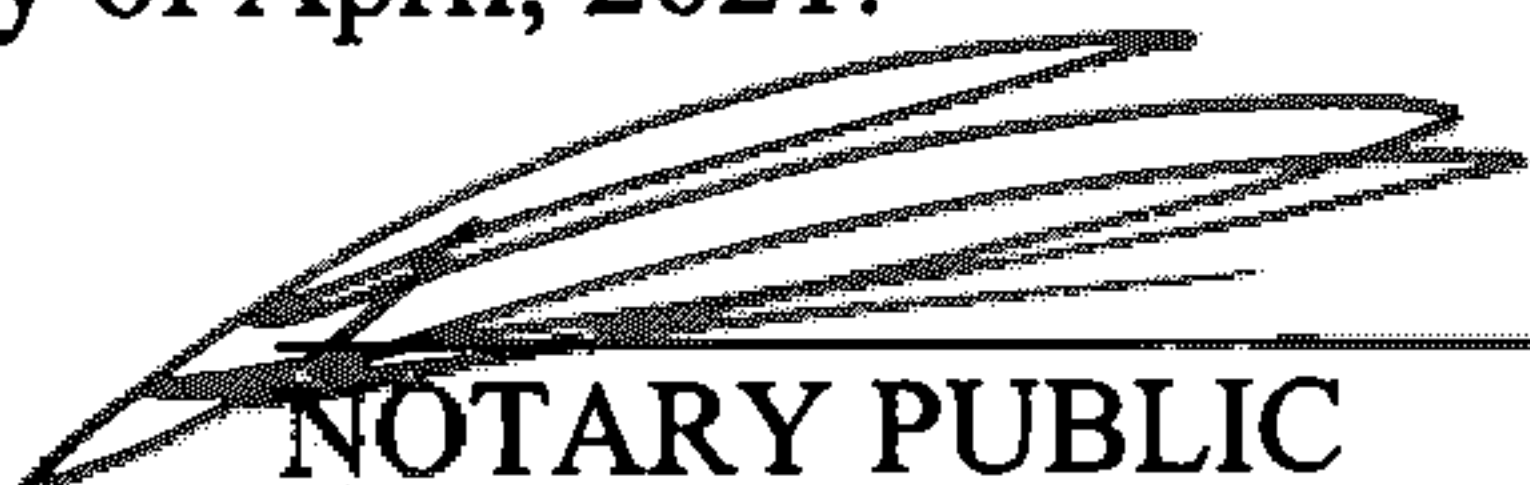
ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeff Flory and Sharen Flory, Husband and Wife, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 2021.

Phillip W. Smith
Notary Public, Alabama State At Large
My Commission Expires February 24, 2025



NOTARY PUBLIC

My Commission Expires: 2-24-2025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/17/2021 11:53:59 AM
\$350.00 CHERRY
20210517000241780

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Jeff Flory
Mailing Address 2638 Mylin Dr
Trinity, FL 34655
Property Address 123 Cedar Cove Drive
Pelham, AL 35124

Grantee's Name OfferPad(SPVBorrower1), LLC
Mailing Address 2150 East Germann Road
Suite 1
Chandler, AZ 85286

Date of Sale April 28, 2021

Total Purchase Price \$321,600.00

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 4-28-2021

Print Phillip W. Smith

Unattested

Sign

(verified by)

(Grantor/Grantee/ Owner/Agent) circle one