

20220823000330200
08/23/2022 10:27:18 AM
DEEDS 1/3

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
OfferPad SPE Borrower A, LLC
2150 E 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 **FOUR HUNDRED SIXTY TWO THOUSAND ONE HUNDRED FIFTY AND 00/100 Dollars (\$462,150.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **Michael J. Baker and Joy M. Baker, Trustees of the Baker Family Trust dated November 28, 2011, and any amendments thereto** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **OfferPad SPE Borrower A, LLC, a Delaware limited liability company** (herein referred to as grantee, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 7, according to the Survey of Cheshire Subdivision, as recorded in Map Book 16, Page 93 in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Taxes for the year 2022 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, 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 the said grantor does itself, and for its successors and assigns, covenant with the said grantee, its successors and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Trustees of the Baker Family Trust dated November 28, 2011, and any amendments thereto has caused these presents to be executed by Michael J. Baker and Joy M. Baker, Trustees who are authorized to execute this conveyance, have hereto set their signatures and seals, this 22 day of August, 2022.

Baker Family Trust dated November 28, 2011, and any amendments thereto

Michael J. Baker, Trustee
By: Michael J. Baker, Trustee

Joy M. Baker, Trustee
By: Joy M. Baker, Trustee

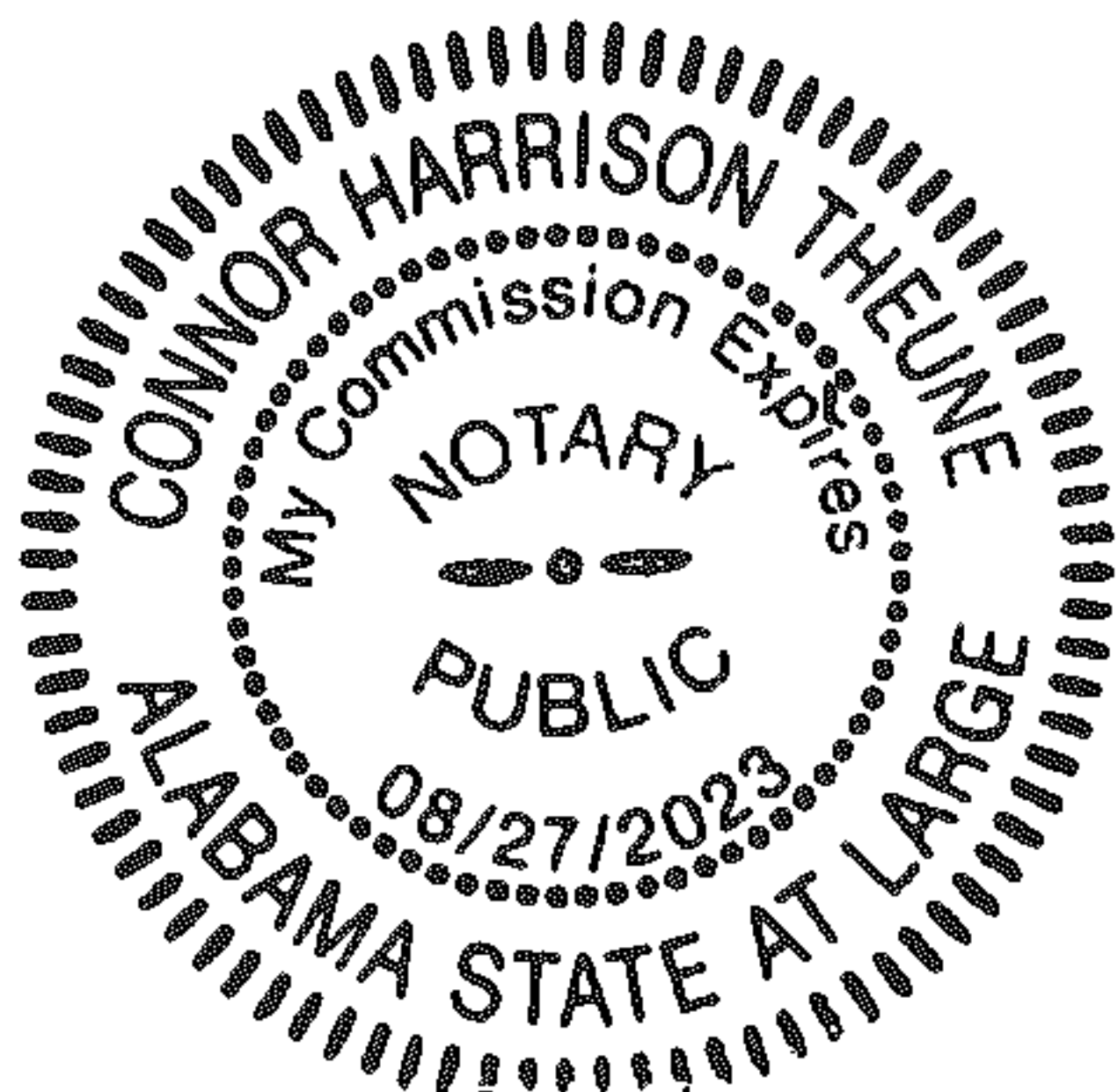
ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael J. Baker and Joy M. Baker whose names as Trustees of the Baker Family Trust dated November 28, 2011, and any amendments thereto 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, as such trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of August, 2022.



[Signature]
NOTARY PUBLIC

My Commission Expires: 08/27/2023

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Michael J. Baker and Joy M. Baker, Trustees of the Baker Family Trust dated November 28, 2011, and any amendments theretoMailing Address 187 Pinnacle Point
Scottsboro, AL 35769Property Address 128 Cheshire Lane
Pelham, AL 35124Grantee's Name OfferPad SPE Borrower A, LLCMailing Address 2150 E Germann Rd, Ste 1
Chandler, AZ 85286Date of Sale August 22, 2022Total Purchase Price \$462,150.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other:

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 08/22/2022Print Lanner Harrison Theune

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/23/2022 10:27:18 AM
\$491.50 JOANN
20220823000330200

Form RT-1

Allen S. Bayal