

20230105000004120  
01/05/2023 10:05:09 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 SPV Borrower G, LLC  
2150 East Germann Road, Suite 1  
Chandler, AZ 85286

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## WARRANTY DEED

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STATE OF ALABAMA        )

COUNTY OF JEFFERSON    )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten Dollars (\$10.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **OfferPad SPE Borrower A, LLC, a Delaware limited liability company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **OfferPad SPV Borrower G, LLC, a Delaware limited liability company** (herein referred to as grantee, whether one or more), the following described real estate situated in **Jefferson County, Alabama**, to-wit:

**Lot 24, according to the 2nd Amended Plat of Brae Sector of Greystone Farms, as recorded in Map Book 19, Page 141, in the Probate Office of Shelby County, Alabama.**

**Property address: 2093 Brae Trail, Birmingham, AL 35242**

Subject to:

1. Taxes for the year 2023 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 OfferPad SPE Borrower A, LLC, a Delaware limited liability company has caused these presents to be executed by Michelle Stewart, its authorized signer, who is authorized to execute this conveyance, has hereto set its signature and seal, this 30 day of December, 2022.

OfferPad SPE Borrower A, LLC,  
a Delaware limited liability company

Michelle Stewart

By: Michelle Stewart

Its: Authorized Signer

#### ACKNOWLEDGEMENT

STATE OF ARIZONA )

COUNTY MARICOPA )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michelle Stewart whose name as authorized signer of OfferPad SPE Borrower A, LLC, a Delaware limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she), as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December, 2022.

Michel Logan

NOTARY PUBLIC

My Commission Expires: May 5, 2025



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/05/2023 10:05:09 AM  
 \$626.50 JOANN  
 20230105000004120



*Allen S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name OfferPad SPE Borrower A, LLC  
 Mailing Address 2150 East Germann Road  
Suite 1  
Chandler, AZ 85286

Grantee's Name OfferPad SPV Borrower G, LLC  
 Mailing Address 2150 East Germann Road  
Suite 1  
Chandler, AZ 85286

Property Address 2093 Brae Trail  
Birmingham, AL 35242

Date of Sale January 3, 2023  
 Total Purchase Price \$ \_\_\_\_\_  
 Or  
 Actual Value \$598,500.00  
 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 1-3-2023

Print:

Phillip W. Smith

Unattested

(verified by)

Sign

*(Signature)*

(Grantor/Grantee/ Owner/Agent) circle one