20201103000496910 11/03/2020 10:51:38 AM DEEDS 1/3

This instrument was prepared by:

Justin Smitherman, Esq. 173 Tucker Road Suite 201 Helena, AL 35080 Send tax notice to:

OP SPE T	PA1, LLC	RJ Site.
mader	<u>, AZ</u>	- 85-8(_Q

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		WARRANTY DEED	
STATE OF ALABAMA COUNTY OF SHELBY			

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED ONE THOUSAND SEVEN HUNDRED AND 00/100 Dollars (\$301,700.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I, James O. McKenzie, III, a married man (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto OP SPE TPA1, LLC (herein referred to as grantee, whether one or more), the following described real estate, situated in Jefferson County, Alabama, towit:

LOT 30, ACCORDING TO THE SURVEY OF EAGLE POINT, FIRST SECTOR, PHASE I, AS RECORDED IN MAP BOOK 14, PAGE 114 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

- 1. Taxes for the year 2021 and subsequent years.
- 2. Existing easements, encumbrances, encroachments, restrictions, covenants, conditions, rights of way and limitations, if any, of record.
- 3. Subject property does not constitute the homestead of the grantor nor that of his spouse.

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

And I do for myself and for my heirs, executors, and administrators, covenant with the said grantee, its successors and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

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IN WITNESS WHEREOF, I have hereunto set m	y hand and seal, this 30th day of October, 20	020.
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James O. McKenzie, III

ACKNOWLEDGEMENT

STATE OF ALABAMA COUNTY OF JEFFERSON)	* a	married	ω
COUNTY OF JEFFERSON)	•		

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James O. McKenzie, III whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of October, 2020.

SHERRY L SINGLETON

Notary Public

Alabama State at Large

NOTARY PUBLIC

My Commission Expires: __

My Commission Expires
March 22, 2022

Real Estate Sales Validation Form

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

Mailing Address By Branch Property Address 4525	m K 33343		Grantee's Name Mailing Address Date of Sale Total Purchase Price Or Actual Value Or	OP SPE TPA1, LLC SISO E. Common Chandler, AZ October 30, 2020 \$301,700.00	RSS Ste
(check one) (Record	or actual value claimed of lation of documentary ev	vidence is not re	equired)		ary evidence:
Bill of Sale Sales Contract	- et	Appraisal Other:			
Closing States	ment ocument presented for re	ecordation conta	ains all of the requ	ired information refe	renced above,
Grantor's name and and their current ma	mailing address - provid	Instruction de the name of the same of the		ns conveying interest	t to property
Grantee's name and being conveyed.	mailing address - provid	de the name of t	he person or perso	ns to whom interest t	to property is
	ne physical address of the property was conveyed		g conveyed, if ava	ilable. Date of Sale -	the date on
•	e - the total amount paid trument offered for reco	-	e of the property, l	ooth real and persona	l, being
conveyed by the ins	property is not being so trument offered for recoessor's current market va	rd. This may be			
current use valuation	led and the value must be not the property as determined property tax purposes versely (h).	ermined by the l	local official charg	ged with the responsil	oility of
accurate. I further u	f my knowledge and belonderstand that any false Code of Alabama 1975	statements clair 40-22-1 (h).			
Date No.	Print (allena			
Unattested	(verified by)		Sign Grantor/Gran	tee Owner/Agent) circle	one
Offic	and Recorded ial Public Records se of Probate, Shelby County Alabama, C	County			_

A H N

Clerk

Shelby County, AL

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\$330.00 MISTI

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