

This instrument was prepared by:

Send tax notice to:

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

OP SPE TPA1, LLC
250 E. German Rd 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 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, to-wit:

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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 30th day of October, 2020.

 (SEAL)
James O. McKenzie, III

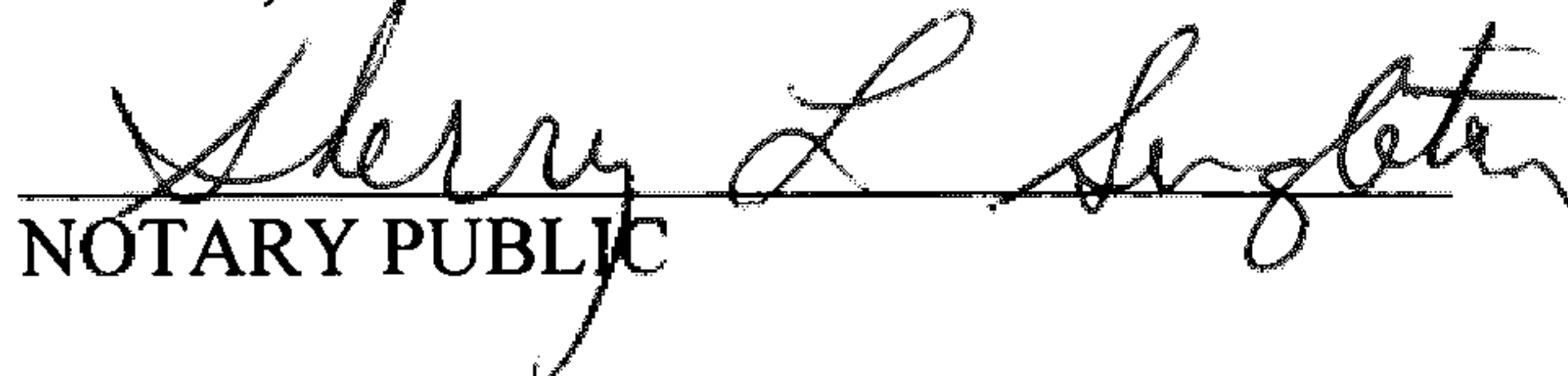
ACKNOWLEDGEMENT

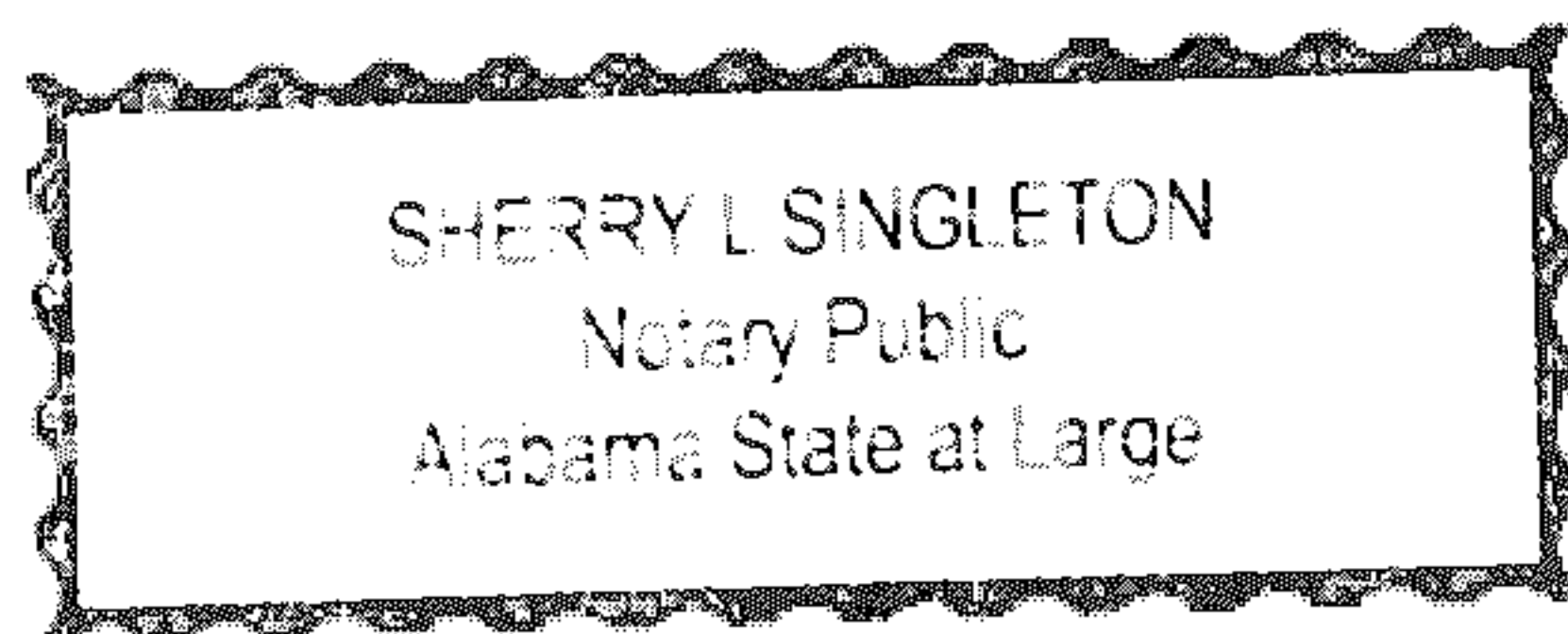
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

* a married man

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.


NOTARY PUBLIC



My Commission Expires: _____

My Commission Expires
March 22, 2022

