

This instrument was prepared by:

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

Send tax notice to:

Offerpad(SPVBorrower1), LLC
2150 E. Bergmann Rd Suite 1
Chandler AZ 85286

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED NINETY SIX THOUSAND AND 00/100 Dollars (\$296,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Dwight McPeak and Lisa R. McPeak, 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 87, ACCORDING TO THE SURVEY OF MEADOW BROOK, 12TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 27, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

1. Taxes for the year 2021 and subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of ways, building setback lines, permits, agreements, mineral and mining rights, 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 18th day of December, 2020.

Dwight McPeak (SEAL)
Dwight McPeak

Lisa R. McPeak (SEAL)
Lisa R. McPeak

ACKNOWLEDGEMENT

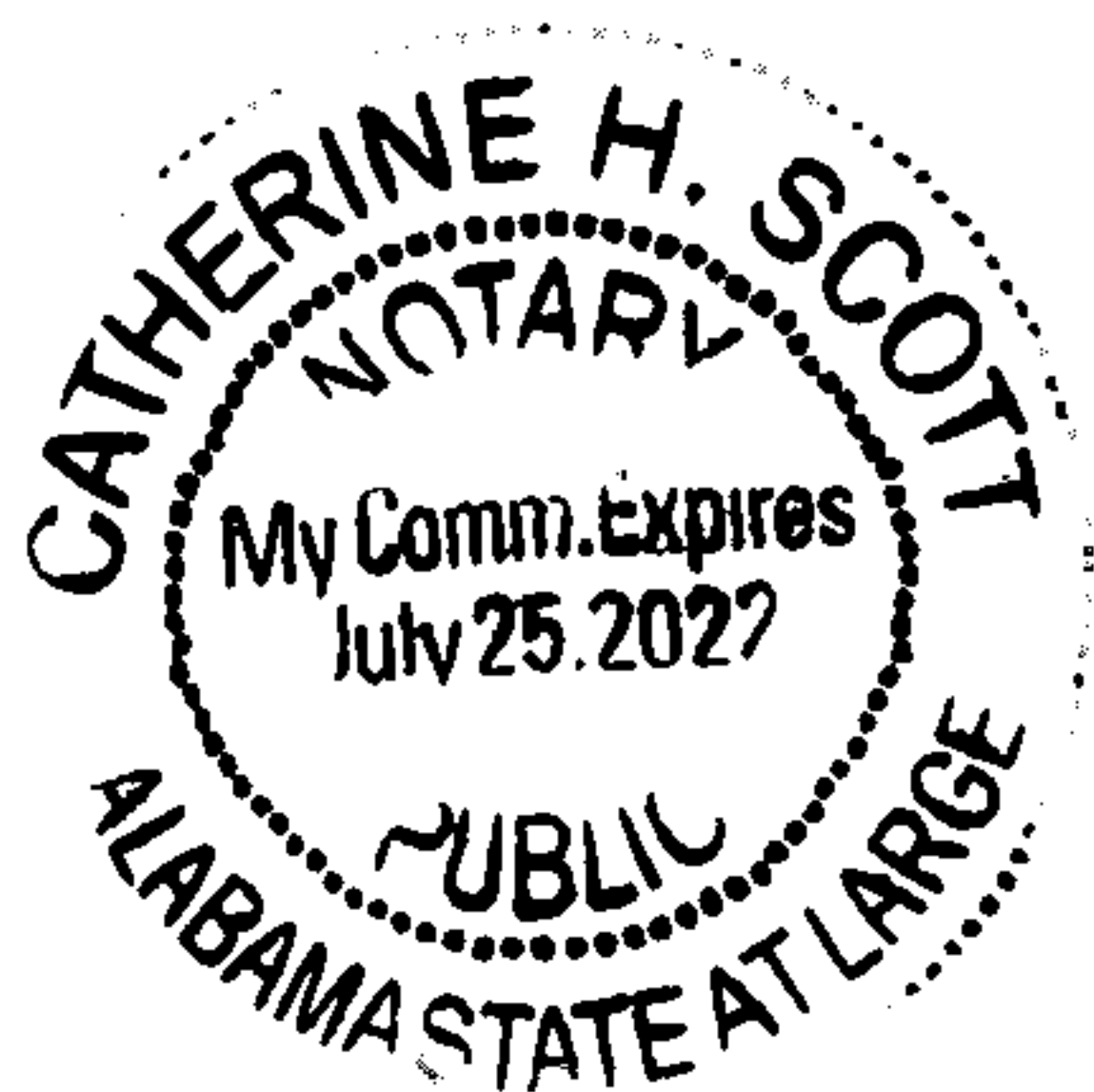
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dwight McPeak and Lisa R. McPeak, 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 18th day of December, 2020.

Catherine H. Scott
NOTARY PUBLIC

My Commission Expires: 7-25-2022



Real Estate Sales Validation Form

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

Grantor's Name Dwight McPeak and Lisa R. McPeak
Mailing Address 535 Sheffield Way
Bham AL 35242
Property Address 5548 Heath Row Drive
Birmingham, AL 35242

Grantee's Name Offerpad(SPVBorrower1) LLC
Mailing Address 2150 E. Berman Rd Suite 1
Chandler AZ
Date of Sale December 18, 2020
Total Purchase Price \$296,000.00
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
 Appraisal
 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 12-18-2020 Print Catherine H. Scott

Unattested _____ Sign Catherine H. Scott
(Grantor/Grantee/ Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2020 03:17:35 PM
\$324.00 CHARITY
20201228000594030

Form RT-1

Allen S. Boyd