

Send tax notice to

Andrea Nardone

4525 Eagle Point Drive
Birmingham, AL 35242
D-8873

STATE OF ALABAMA
COUNTY OF SHELBY

This instrument was prepared by:

Alabama Law Services, LLC
Justin N. Smitherman
173 Tucker Road, Suite 201
Helena, AL 35080

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that OP SPE TPA1, LLC, a Delaware Limited Liability Company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Three Hundred Thirty Eight Thousand Eight Hundred and no/100 Dollars (\$338,800.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto Andrea Nardone (hereinafter referred to as Grantee), together with every right of reversion, the following described real property situated in the County of Shelby State of Alabama:

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 however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

\$ 271,040.00 of the purchase price was paid from the proceeds of a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee except as above noted, that, at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR, makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property

and is purchasing same based on no representation or warranties expressed or implied, make by Grantor, but on their own judgment.

IT WITNESS WHEREOF, the said OP SPE TPA1, LLC, a Delaware Limited Liability Company by Stacy Jones its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 29th day of December, 2020.

OP SPE TPA1, LLC, a Delaware
Limited Liability Company

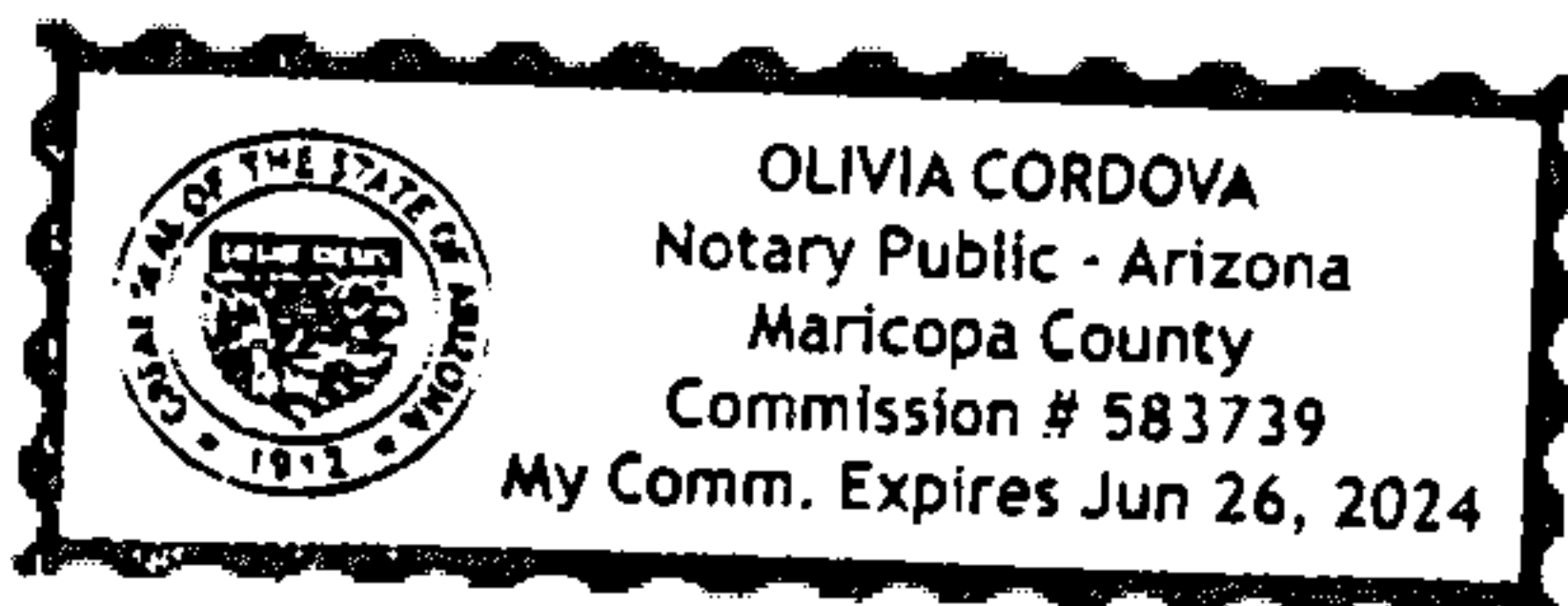
Stacy Jones
By: Authorized Signer
Its: Authorized Signer

STATE OF

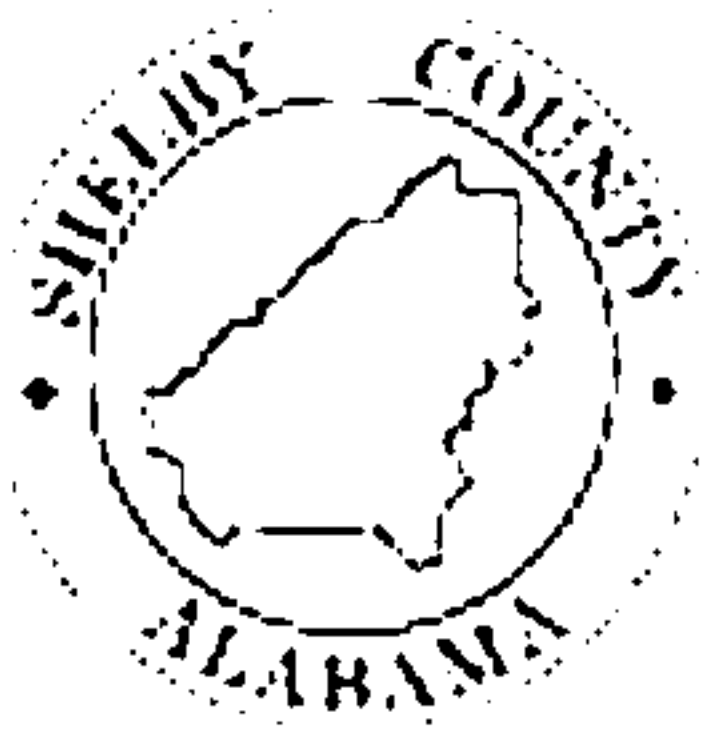
COUNTY OF

I, the undersigned authority, a Notary public in said county in said state hereby certify that Stacy Jones whose name as its authorized signer of OP SPE TPA1, LLC, a Delaware Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me that being informed of the contents of the said instrument, he/she in his/her capacity as such authorized signer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of Dec, 2020.



[Signature]
Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2021 02:26:33 PM
\$96.00 JESSICA
20210105000007000

Allen S. Bayl

20210105000007000 01/05/2021 02:26:33 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name OP SPE TPA1, LLC
Mailing Address 2150 East German Road, Ste 1
Chandler, AZ 85286
Property Address 4525 Eagle Point Drive
Birmingham, AL 35242

Grantee's Name Andrea Nardone
Mailing Address 3048 Old Stone Road
Birmingham, AL 35242
Date of Sale January 4, 2021
Total Purchase Price \$338,800.00
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 1-4-2021

Print Philip W. Smizer

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one