

Send tax notice to

Ismail Al-Fakih

402 Cambrian Ridge Trail
Pelham, AL 35124
D-8989

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 One Hundred Sixty Three Thousand and no/100 Dollars (\$163,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto Ismail Al-Fakih and Abdo N. Obeid (hereinafter referred to as Grantees), as joint tenants with right of survivorship, together with every right of reversion, the following described real property situated in the County of Shelby State of Alabama:

Lot 83, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map Book 21, Page 147, 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.

\$ 154,850.00 of the purchase price was paid from the proceeds of a first mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees, their heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantees 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 Grantees have 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.

IN WITNESS WHEREOF, the said OP SPE TPA1, LLC, a Delaware Limited Liability Company by Stacey Jones its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 15 day of January, 2021.

OP SPE TPA1, LLC, a Delaware Limited Liability Company

By: [Signature]
Its: Authorized Signer

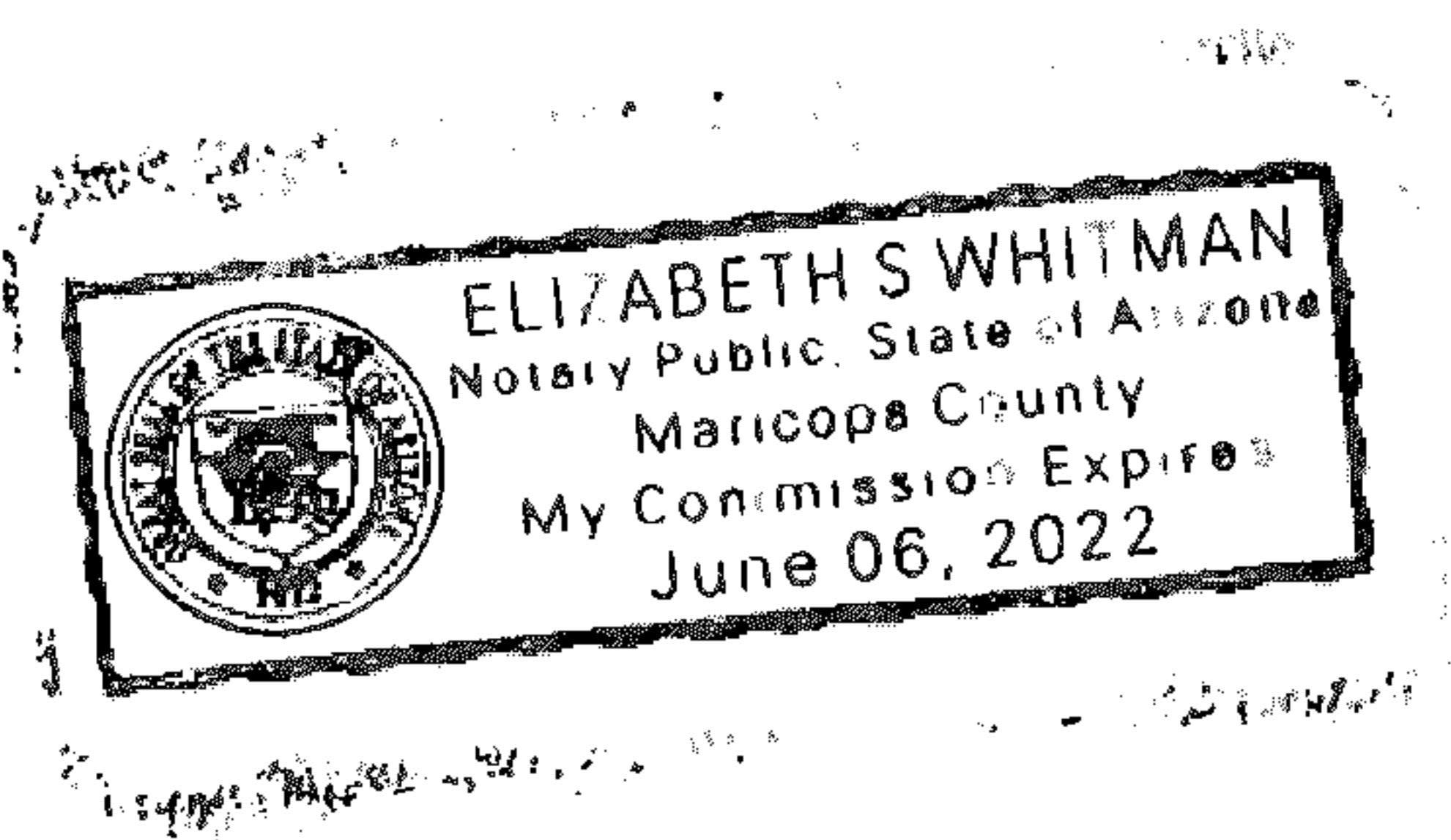
Stacey Jones
Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned authority, a Notary public in said county in said state hereby certify that Stacey 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 15 day of January, 2021.

[Signature]
Notary Public



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 E German Road, Ste 1
Chandler, AZ 85286
Property Address 402 Cambrian Ridge Trail
Pelham, AL 35124

Grantee's Name Ismail Al-Fakih and Abdo N. Obeid
Mailing Address 3622 Rime Village
Birmingham, AL 35216
Date of Sale January 15, 2021
Total Purchase Price \$163,000.00
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 1-15-2021 Print Phillip W. Smith
Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/19/2021 01:02:56 PM
\$36.50 CHERRY
20210119000028370

Alvin S. Boyd