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03/01/2021 10:40:47 AM
DEEDS 1/3

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jacob Lane Parker
2528 Kanawha Circle
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of Two Hundred Eighty-Five Thousand and 00/100 Dollars (\$285,000) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

OfferPad (SPVBorrower1), LLC

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

Jacob Lane Parker

(hereinafter referred to as "Grantee") the following described real estate situated in Shelby County, Alabama to-wit:

Lot 34, according to the Survey of Indian Valley, Third Sector, as recorded in Map Book 5, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama

\$291,555 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, his heirs and assigns, forever;

And Grantor does for itself and for its successors and assigns covenant with Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this

23rd day of February, 2021.

OfferPad (SPVBorrower1), LLC

BY:  (Seal)

Stacey Jones

ITS: Authorized Signatory


STATE OF Arizona

Marijuana COUNTY

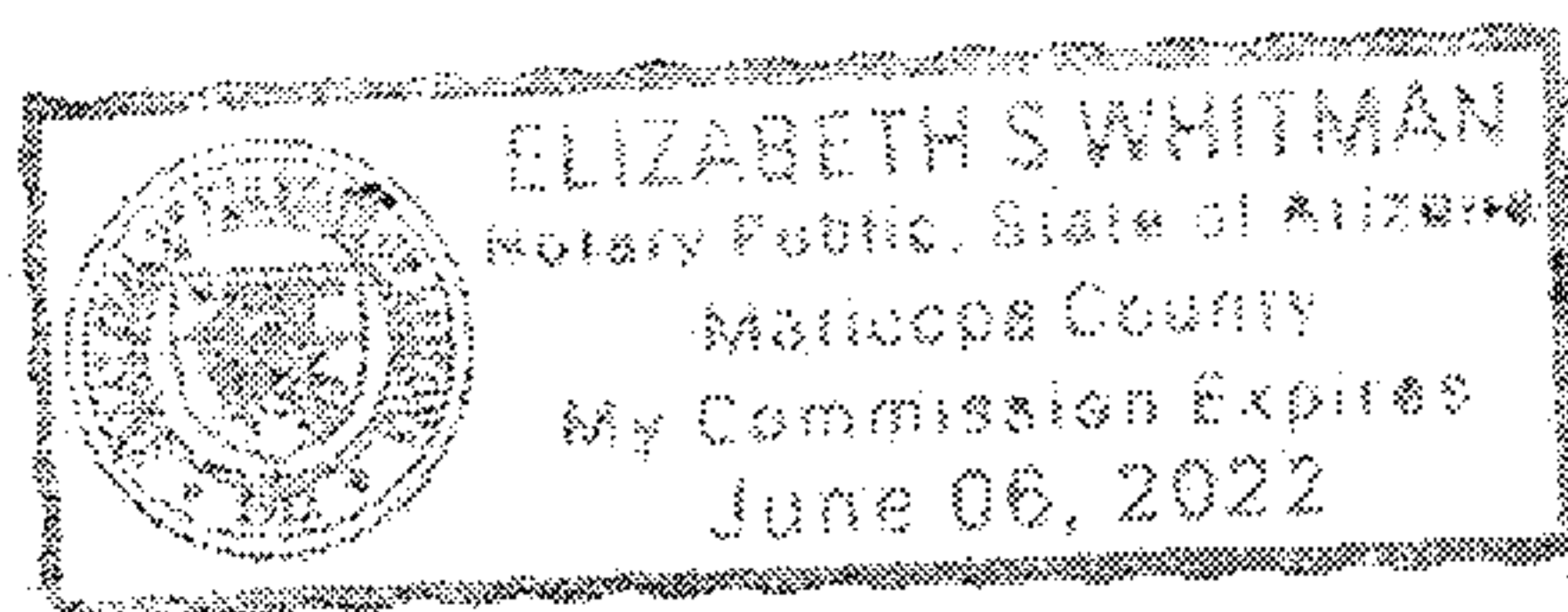
Stacey Jones
Authorized Signer

I, the undersigned Notary Public in and for said County, in said State, hereby certify that Stacey Jones as **Authorized Signatory of OfferPad (SPVBorrower1), LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance and with full authority as such Authorized Signatory, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of February, 2021.


Notary Public

My Commission Expires: 6/6/22



REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1
 Grantor Name: OfferPad (SPVBorrower1), LLC Date of Sale: February 23rd, 2021

Mailing Address: 2528 Kanawha Circle
 Birmingham, Alabama, 35244

Total Purchase Price: \$285,000

Or

Property Address: 2528 Kanawha Circle
 Birmingham, Alabama, 35244

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: Jacob Lane Parker
 Mailing Address: 2528 Kanawha Circle
 Birmingham, AL, 35244

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

☐ Appraisal

☐ Sales Contract

☐ 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 Section 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 Section 40-22-1 (h).

Date: 2/23/2021

Print: Stacey Jones

☐ Unattested

(verified by)

Sign: [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Stacey Jones

Authorized Signer



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/01/2021 10:40:47 AM
 \$29.00 CHERRY
 20210301000100900

Allen S. Bayl