20210420000196130 04/20/2021 09:45:05 AM DEEDS 1/3

This instrument was prepared by:		Send tax notice to:			
Justin Smitherman, Esq. 173 Tucker Road Suite 201 Helena, AL 35080		Offerpad(SPVBorrower1), LLC 2150 E. Germann Rd., Suite 1 Chandler, AZ 85286			
WARRANTY DEED					
STATE OF ALABAMA COUNTY OF SHELBY)				

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHTY NINE THOUSAND AND 00/100 Dollars (\$189,000.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is acknowledged, we, Mark A. Smith and Tammy Smith, 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 10, according to the Survey of Monte Verde, as recorded in Map Book 6, Page 66, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Taxes for the year 2021 and all subsequent years.
- 2. Existing easements, encroachments, encumbrances, restrictions, covenants, conditions, rights of way, building lines, 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.

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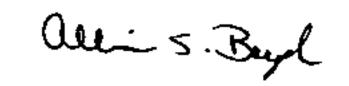
IN WITNESS WHEREOF, we have hereunto	set our hands and seals, this 19 day of April, 2021.
	Me a. Sim (SEAL)
Mark	A. Smith (SEAL)
Tamm	ny Smith
ΔΥΚΝ	NOWLEDGEMENT
	TO WELDOLIVIDITE
STATE OF ALABAMA) COUNTY OF JEFFERSON)	
and Tammy Smith, whose names are signed to th	said County, in said State, hereby certify that Mark A. Smith e foregoing conveyance and who are known to me, informed of the contents of the conveyance, they executed the
Given under my hand and official seal this	day of April, 2021.
	NOTARY PUBLIC
Phillip W. Smith	
Notary Public, Alabama State At Large My Commission Expires February 24, 2025	My Commission Expires: Z-Z4-2125

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Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL

Shelby County, AL 04/20/2021 09:45:05 AM S217.00 CHERRY 20210420000196130



Real Estate Sales Validation Form

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

	2000 2000000000000000000000000000000000						
Grantor's Name Mailing Address	Mark A. Smith and Tammy Smith 10 Monte Verde Ln, Montevalle 35115		Grantee's Name Mailing Address	Offerpad(SPVBorrower1), LLC 2150 E. Germann Rd., Suite 1, Chandler, AZ 85286			
Property Address	10 Monte Verde Ln Montevallo, AL 35115		Date of Sale Total Purchase Price Or	<u>April , 2021</u> \$189,000.00			
			Actual Value	<u>\$</u>			
			Or Assessor's Market Valu	ie \$			
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 S Sales Co	Sale ontract	Appraisa Other:	1				
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.							
		Instructi	ons				
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 <u>Code of Alabama 1975</u> § 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 <u>4-15</u>	- 2021 Print 4	HAlly W-	Smith				
Unattes	ted		Sign				
	(verified by)		-(Grantor/Gran	tee/Owner/Agent) circle one			