

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. Germann Rd., Suite 1  
Chandler, AZ 85286

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WARRANTY DEED

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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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19 day of April, 2021.

 (SEAL)

Mark A. Smith

 (SEAL)

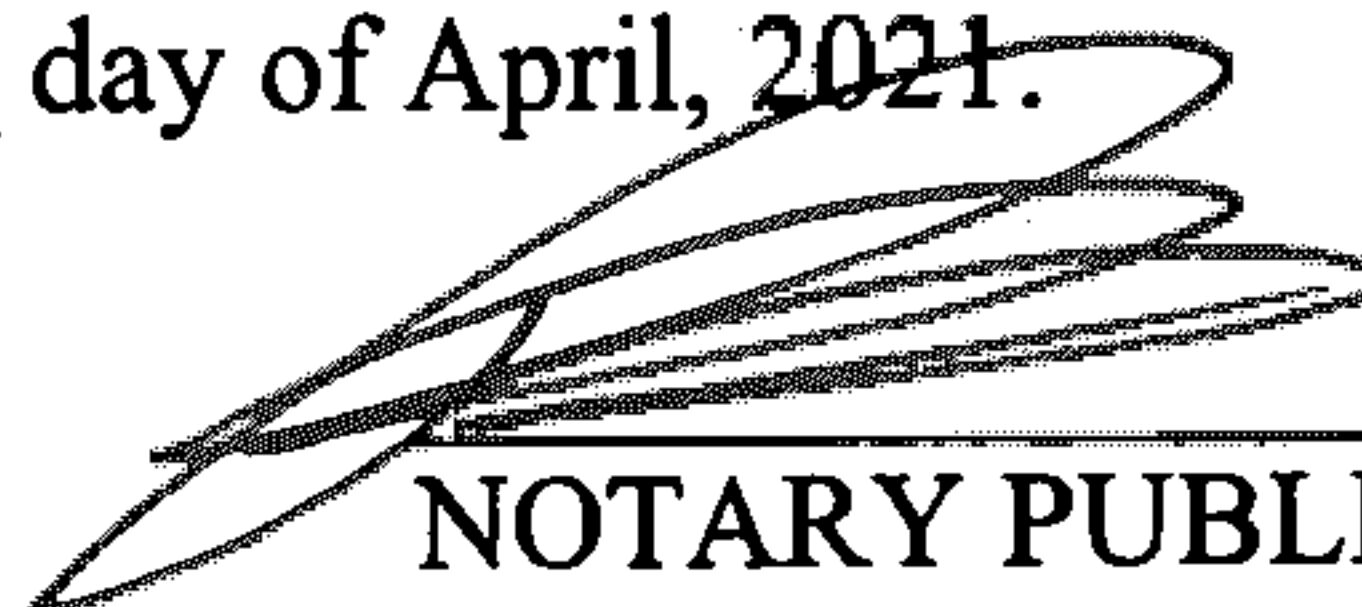
Tammy Smith

ACKNOWLEDGEMENT

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark A. Smith and Tammy Smith, 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 19 day of April, 2021.



NOTARY PUBLIC

Phillip W. Smith  
Notary Public, Alabama State At Large  
My Commission Expires February 24, 2025

My Commission Expires: 2-24-2025

Allen S. Bayal

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

Date of Sale April, 2021

Total Purchase Price \$189,000.00

Or

Actual Value \$ \_\_\_\_\_

Or

Assessor's Market Value \$ \_\_\_\_\_