

20210503000217390
05/03/2021 08:54:18 AM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:

Arthur Andrew Jenkins, Esq.
Jenkins Title, LLC
2100 Southbridge Parkway, Ste 650
Birmingham, AL 35209

Send Tax Notice To:
Jin Dan Dong
4929 Crystal Circle
Birmingham, AL 35226
Tax Parcel: 095220008054000

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED THIRTY FIVE THOUSAND EIGHT HUNDRED AND 00/100 (\$235,800.00) to the undersigned Grantor, **The Offerpad (SPVBorrower 1), LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey to **Jin Dan Dong** (herein referred to as GRANTEE), whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 325, according to the Survey of Forest Lakes, Sector 4, as recorded in Map Book 33, Page 25 A, B and C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. All covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; and FURTHER SUBJECT to any state of facts an accurate survey would show.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever. And said Grantor does for itself, its successors and assigns, covenant with the said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

Source of Title: Warranty Deed from Juston Simmons and Danielle Simmons, Husband and Wife to Offerpad (SPVBorrower1), LLC, dated March 29th, 2021, filed for record on March 30th, 2021, recorded in Inst. No. 20210330000157110.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance, hereto set its signature and seal this the 29th day of April, 2021.

Offerpad (SPVBorrower 1), LLC, a Delaware Limited Liability Company.

By: Rebecca McLean

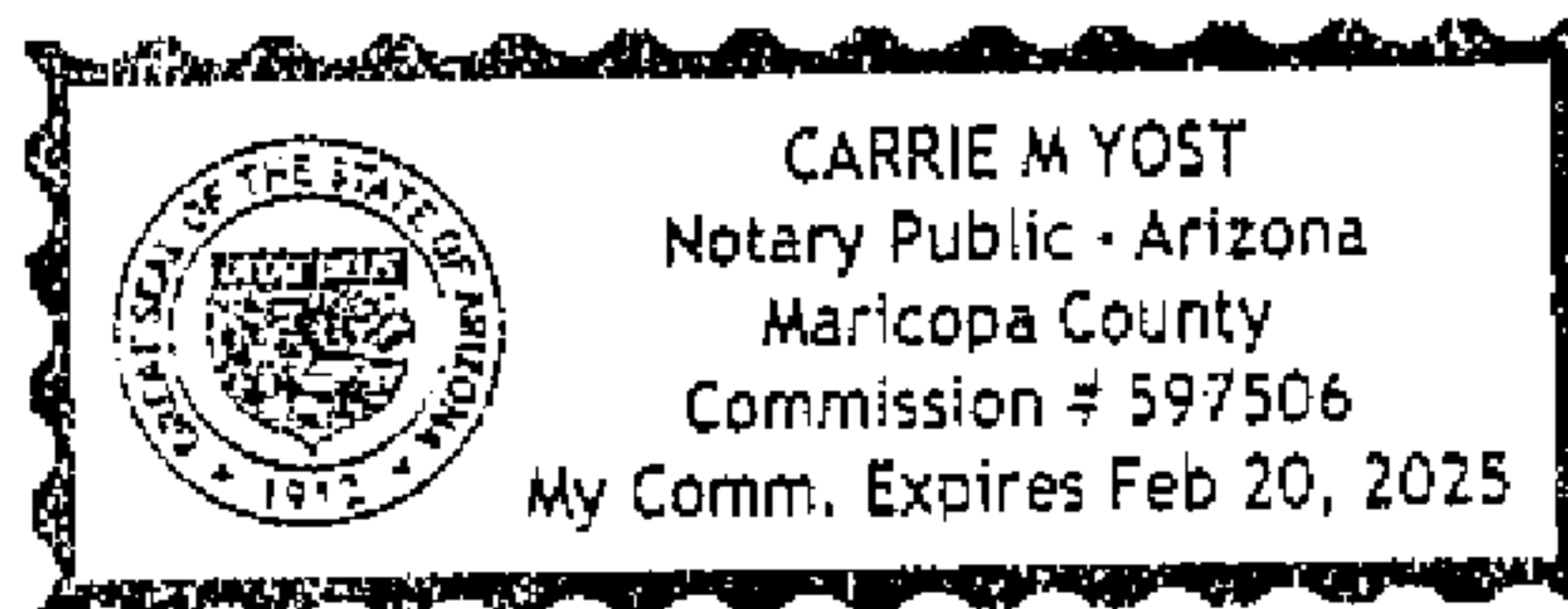
Rebecca McLean
Authorized Signer

STATE OF ~~ALABAMA~~ Arizona
COUNTY OF ~~JEFFERSON~~ Maricopa

I, Carrie Yost a Arizona Notary Public, in and for said County in said State, hereby certify that Albama whose name as Rebecca McLean of Offerpad (SPVBorrower 1), LLC, a DE Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 30th day of April, 2021.

Carrie Yost
Notary Public
My Commission Expires: 2-20-25



Section to comply with the Alabama Real Estate Validation Form (RT-1) (Ala Code § 40-22-1)

Grantor's Name: Offerpad (SPVBorrower 1), LLC	Grantee's Name: Jin Dan Dong
Mailing Address: 2150 East Germann Road Suite 1 Chandler, AZ 85286	Mailing Address: 4929 Crystal Circle Birmingham, AL 35226
Date of Sale: 30th day of April, 2021	Total Purchase Price: 235,800.00
Verify purchase price with: Contract & Settlement Statement	



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2021 08:54:18 AM
\$261.00 KIMBERLY
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Allie S. Bayl