

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Send tax notice to:  
OP SPE TPA1, LLC  
2150 E Germann Road, Suite 1  
Chandler, AZ 85286

## WARRANTY DEED

STATE OF ALABAMA )

COUNTY SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED EIGHTEEN THOUSAND FOUR HUNDRED NINETY SIX AND 00/100 Dollars ( \$218,496.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Dennis Frazier and Angela Frazier, Husband and Wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **OP SPE TPA1, LLC** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 131, according to The Survey of the Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C, and D, in the Probate Office of Shelby County, Alabama.

Subject to:

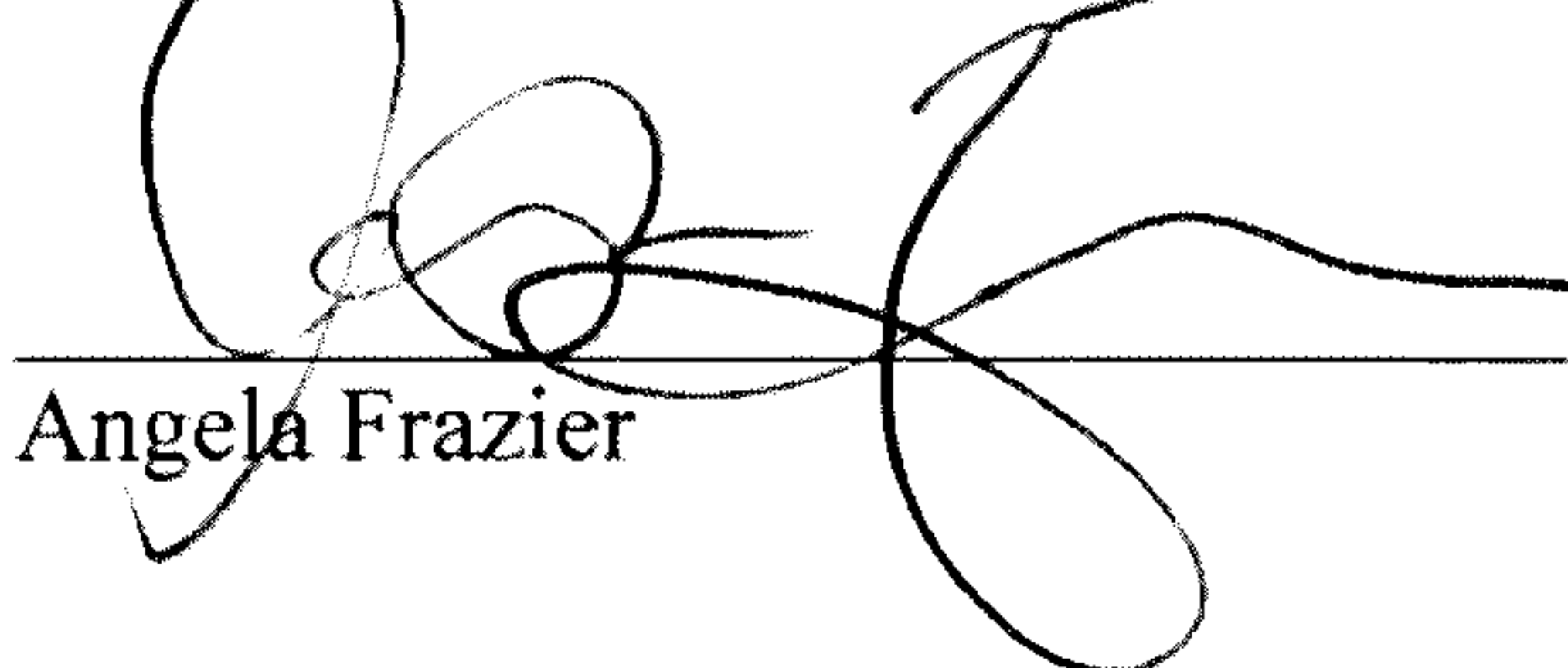
1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 21st day of May, 2021.

 (SEAL)  
Dennis Frazier

 (SEAL)  
Angela Frazier

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis Frazier and Angela Frazier whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she) (they) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of May, 2021.

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

  
NOTARY PUBLIC

My Commission Expires: 2-24-2025

## Real Estate Sales Validation Form

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

Grantor's Name Dennis Frazier  
Mailing Address \_\_\_\_\_

Property Address 2131 Timberline Dr  
Calera, AL 35040

Grantee's Name Offerpad, LLC, an Arizona limited liability company

Mailing Address 2150 E Germann Rd, Ste 1  
Chandler, AZ 85286

Date of Sale May, 2021

Total Purchase Price \$218,496.00

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 05/28/2021

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  
06/03/2021 01:08:53 PM  
\$246.50 BRITTANI  
20210603000272590

Allen S. Bayl

Form RT-1