

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 Rd, Suite 1
Chandler, AZ 85286

20210607000276440
06/07/2021 09:13:58 AM
DEEDS 1/3

ALABAMA GENERAL WARRANTY DEED- INDIVIDUAL

STATE OF ALABAMA)
COUNTY SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THREE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 Dollars (\$387,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Karim I. Budhwani and Henna Budhwani, 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 Jefferson County, Alabama, to-wit:

LOT 1206, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 19TH ADDITION AS RECORDED IN MAP BOOK 9, PAGE 59, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

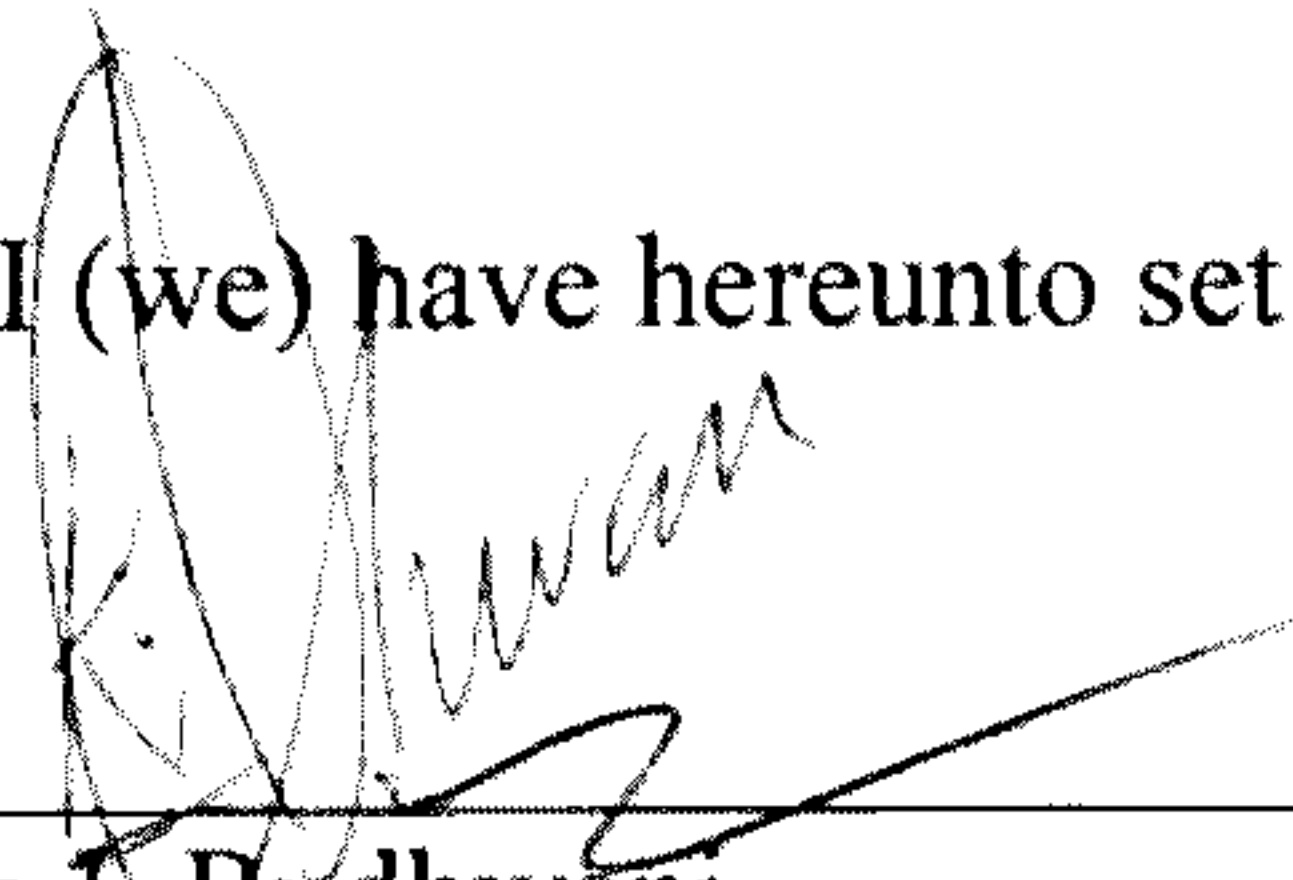
SUBJECT TO:

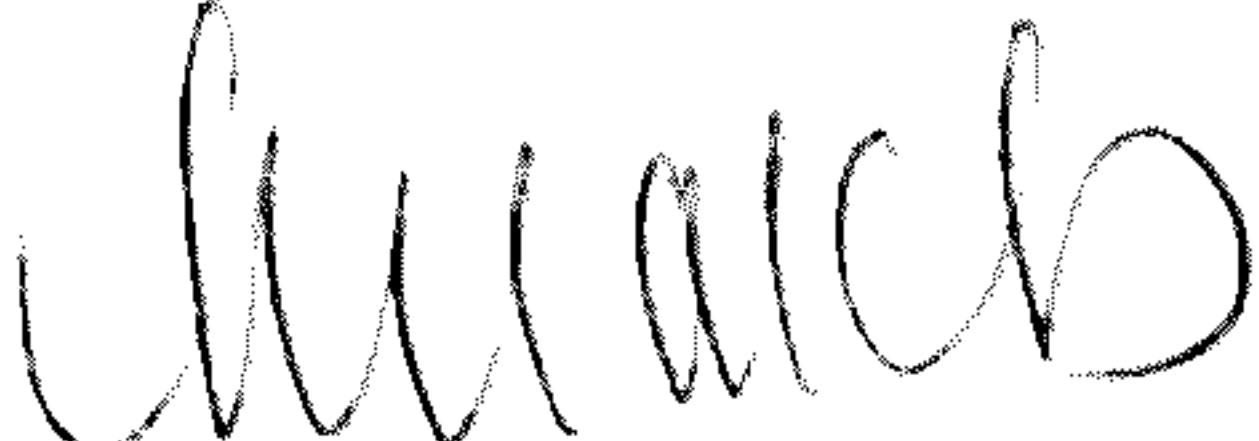
- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

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 3rd day of June, 2021


_____(SEAL)
Karim I. Budhwani

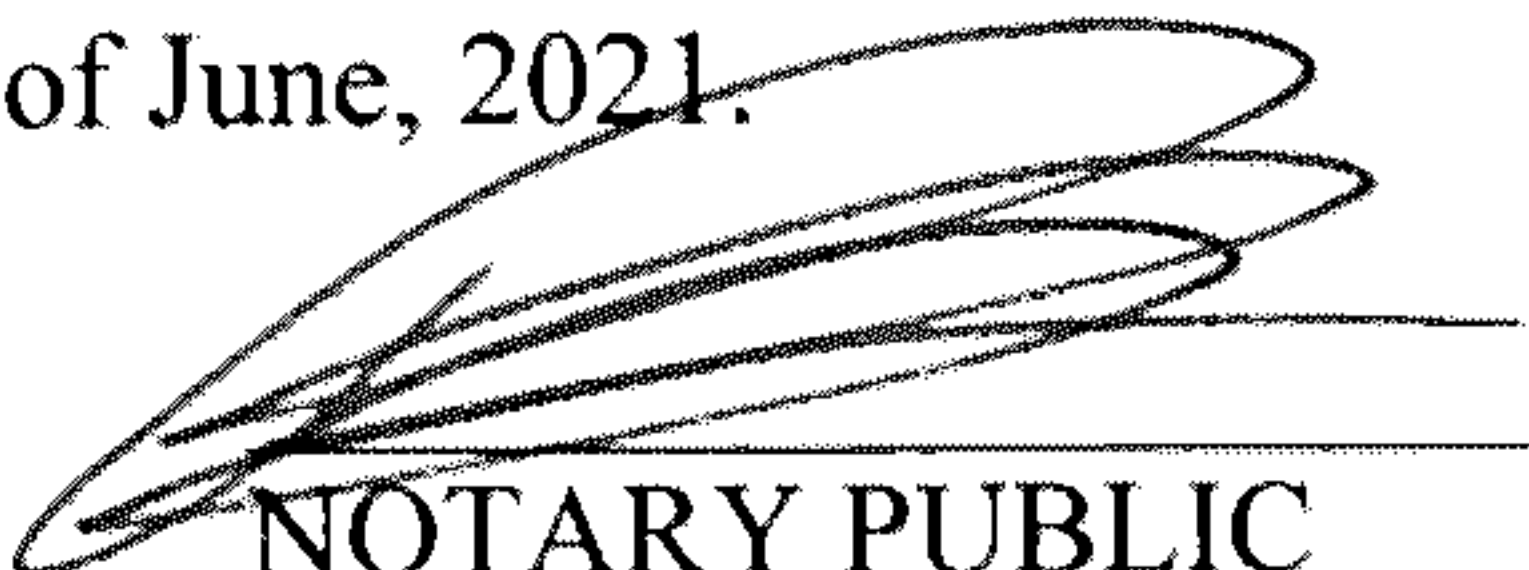

_____(SEAL)
Henna Budhwani

GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)
COUNTY JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Karim I. Budhwani and Henna Budhwani, Husband and wife, 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 3rd day of June, 2021.



NOTARY PUBLIC

My Commission Expires: 2-24-2025

Phillip W. Smith
Notary Public, Alabama State At Large
My Commission Expires February 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 Karim I. Budhwani and Henna Budhwani
 Mailing Address 5322 Beaumont Drive
Vestavia Hills, AL 35216
 Property Address 1917 Crestridge Dr
Birmingham, AL 35244

Grantee's Name OP SPE TPAI, LLC
 Mailing Address 2150 E. Germann Rd, Ste 1
Chandler, AZ 85286
 Date of Sale June 3, 2021
 Total Purchase Price \$387,000.00
 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
☐ Closing Statement
☐ Appraisal
☐ Other:

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.

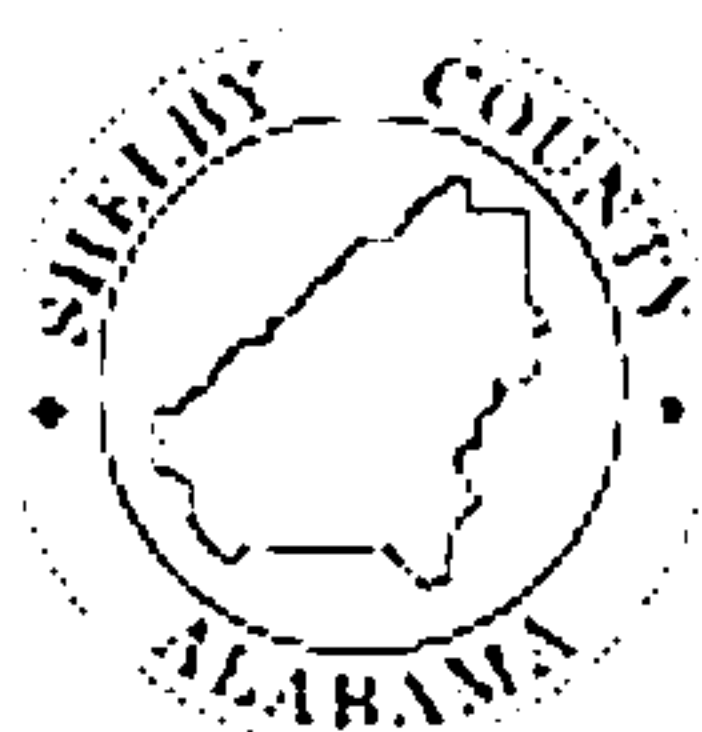
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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 6-3-2021 Print Phillip W. Smith
☐ Unattested (verified by) Sign [Signature]
 (Grantor/Grantee/ Owner/Agent) Circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/07/2021 09:13:58 AM
 \$415.00 JOANN
 20210607000276440

Form RT-1

Allen S. Bayl