

Send tax notice to

This instrument was prepared by:

Jonathan P. Nilsen and Lauren H. Nilsen  
168 Hunter Hills Drive  
Chelsea, AL 35043

Alabama Law Services, LLC  
Justin N. Smitherman  
173 Tucker Road, Suite 201  
Helena, AL 35080

STATE OF ALABAMA  
COUNTY OF JEFFERSON

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that OP SPE TPA1, LLC, a Delaware Limited Liability Company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Two Hundred Seventy Five Thousand no/100 Dollars (\$275,000.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto Jonathan P. Nilsen and Lauren H. Nilsen (hereinafter referred to as Grantees), as joint tenants with right of survivorship, together with every right of reversion, the following described real property situated in the County of Shelby State of Alabama:

Lot 22, according to the Survey of Hunter Hills, Phase III, as recorded in Map Book 23, Page 79, in the Probate Office of Shelby County, Alabama.

SUBJECT however, to all covenants, restrictions, reservations, easements, conditions, liens and other rights of whatever nature appearing of record; Further subject to any state of facts an accurate survey would show.

**TO HAVE AND TO HOLD** to the said Grantees, their heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantees except as above noted, that, at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

**GRANTOR** makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, make by Grantor, but on their own judgment.

~~IT WITNESS WHEREOF, the said OP SPE TPA1, LLC, a Delaware Limited~~  
Liability Company by Stacey Jones its authorized signer who is authorized to  
execute this conveyance, has hereto set his/her signature and seal this the 18<sup>th</sup> day of  
May, 2021.

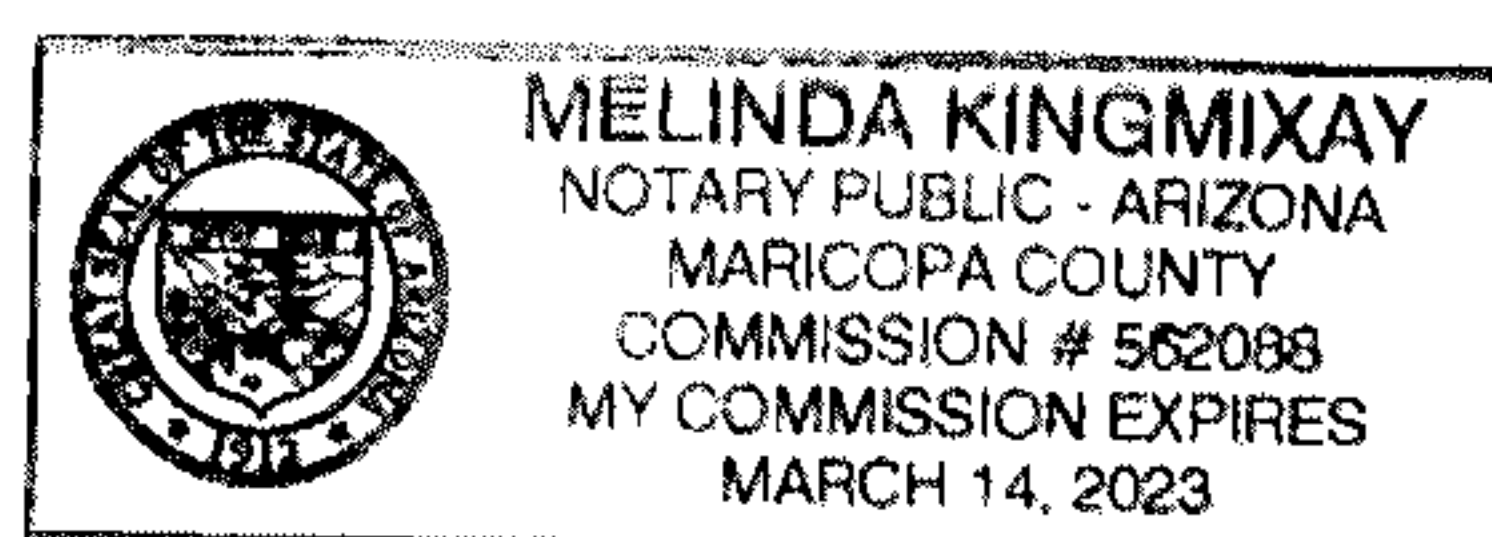
OP SPE TPA1, LLC, a Delaware  
Limited Liability Company

By: Stacey Jones  
Its: Authorized Signer

STATE OF Arizona  
COUNTY OF Maricopa

I, the undersigned authority, a Notary public in said county in said state hereby  
certify that Stacey Jones whose name as its authorized signer of OP SPE TPA1,  
LLC, a Delaware Limited Liability Company, is signed to the foregoing instrument and  
who is known to me, acknowledged before me that being informed of the contents of the  
said instrument, he/she in his/her capacity as such authorized signer and with full  
authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18 day of May, 2021.



Melinda Kingmixay  
Notary Public



**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name OP SPE TPA1, LLC  
 Mailing Address 2150 E Germann Road, Suite 1  
Chandler, ZA 85286  
 Property Address 168 Hunter Hills Drive  
Chelsea, AL 35043

Grantee's Name Jonathan P. Nilsen and Lauren H. Nilsen  
 Mailing Address 168 Hunter Hills Drive  
Chelsea, AL 35043  
 Date of Sale June 3, 2021  
 Total Purchase Price \$275,000.00  
 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  
  X   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 6-3-2021

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  
 06/07/2021 03:28:53 PM  
 \$158.00 BRITTANI  
 20210607000278110

**Form RT-1**

*Allen S. Bayl*