

Send tax notice to

Resicap Alabama Owner LLC
3630 Peachtree Rd NE, Suite 1500
Atlanta, GA 30326

This instrument was prepared by:

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

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that OfferPad(SPVBorrower1), LLC, a Delaware Limited Liability Company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Two Hundred Twelve Thousand and no /100 Dollars (\$ 212,000.00), the receipt whereof is hereby acknowledged, does grant, bargain, sell and convey unto Resicap Alabama Owner LLC, a Delaware limited liability company, hereinafter referred to as Grantee), together with every right of reversion, the following described real property situated in the County of Shelby State of Alabama:

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.) 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, its successors and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee 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 Grantee has 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 OfferPad(SPVBorrower1), 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 7th day of June, 2021.

OfferPad(SPVBorrower1), LLC, a
Delaware Limited Liability
Company

By: Stacey Jones

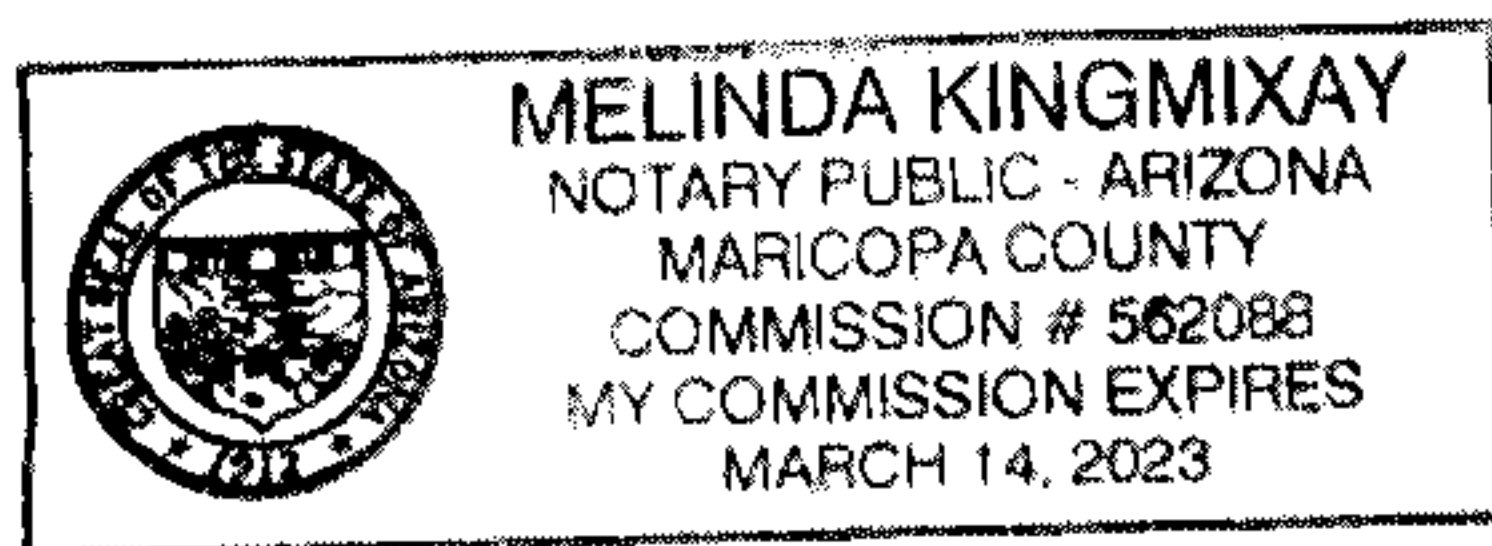
Its: Authorized Signer

Stacey Jones
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 OfferPad(SPVBorrower1), 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 7 day of June, 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 Offerpad(SPVBorrower1), LLC
Mailing Address 2150 E. Germann Road, Suite 1
Chandler, AZ 85286
Property Address 10 Monte Verde Ln
Montevallo, AL 35115

Grantee's Name Resicap Alabama Owner LLC
Mailing Address 3630 Peachtree Rd NE, Suite 1500
Atlanta, GA 30326
Date of Sale June 8, 2021
Total Purchase Price \$212,000.00
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 6/8/2021 Print Julie Brown

Unattested (verified by) Sign Julie Brown (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/15/2021 09:08:08 AM
\$240.00 CHERRY
20210615000290980

Allen S. Beyl