

THIS INSTRUMENT PREPARED BY:

Justin Smitherman
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

PERSONAL REPRESENTATIVE'S WARRANTY DEED

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in fulfillment of the terms of the Last Will and Testament of **Susan E. Hairston, deceased, Shelby County Probate Case No: 18BES00214**, and in consideration of **Two Hundred Sixty Thousand Five Hundred and 00/100 Dollars (\$260,500.00)** and other good and valuable consideration paid in hand by the GRANTEE herein to the undersigned GRANTOR, the receipt whereof is acknowledged,

Holly Hairston, Personal Representative of the Estate of Susan E. Hairston, deceased, Shelby County Probate Case No: 18BES00214 (herein referred to as GRANTOR, whether one or more) does, 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 7-17, according to the Plat of Chelsea Perk 7th Sector, First Addition, as recorded in Map Book 37, Page 120, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted. Subject to current taxes, easements, covenants, conditions and restrictions of record.


TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I warrant, in my official capacity as Personal Representative of the **Estate of Susan E. Hairston, deceased**, its successors and assigns, covenant with the Grantee that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Last Will and Testament of the said decedent to make such conveyance.

And I, the undersigned, execute this Personal Representative's Deed in my capacity as Personal Representative and Individually, and nothing herein shall be construed to impose liability on me in my individual capacity.

IN WITNESS WHEREOF, I, **Holly Hairston.**, have set my hand and seal to this instrument as such personal representative and individually this the 26th day of July 2021.

Estate of Susan E. Hairston, deceased



By: **Holly Hairston**

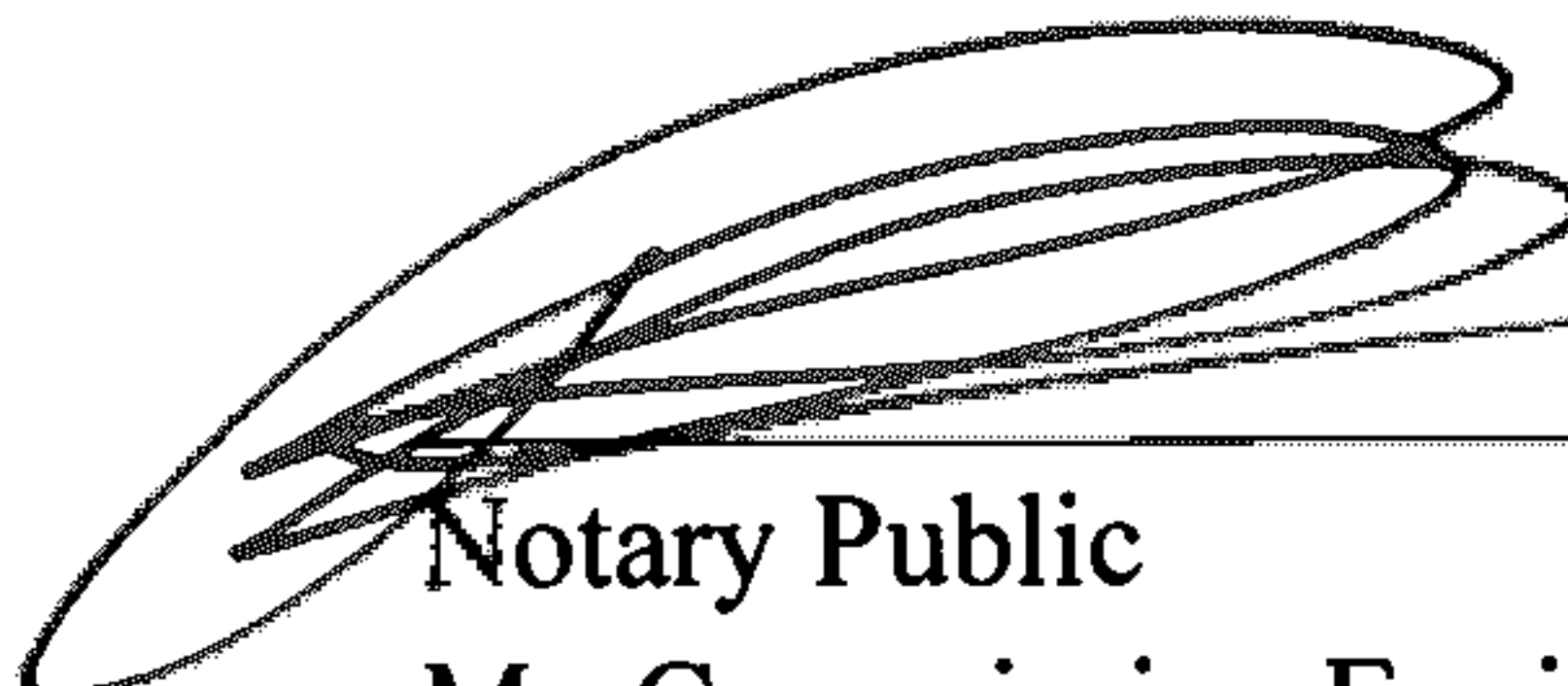
Its: Personal Representative

STATE OF ALABAMA)
COUNTY OF SHELBY)


I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Holly Hairston** whose name as Personal Representative of **Estate of Susan E. Hairston**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance in her capacity as Personal Representative and with full authority she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July 2021.

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



Notary Public
My Commission Expires: 02/24/2025



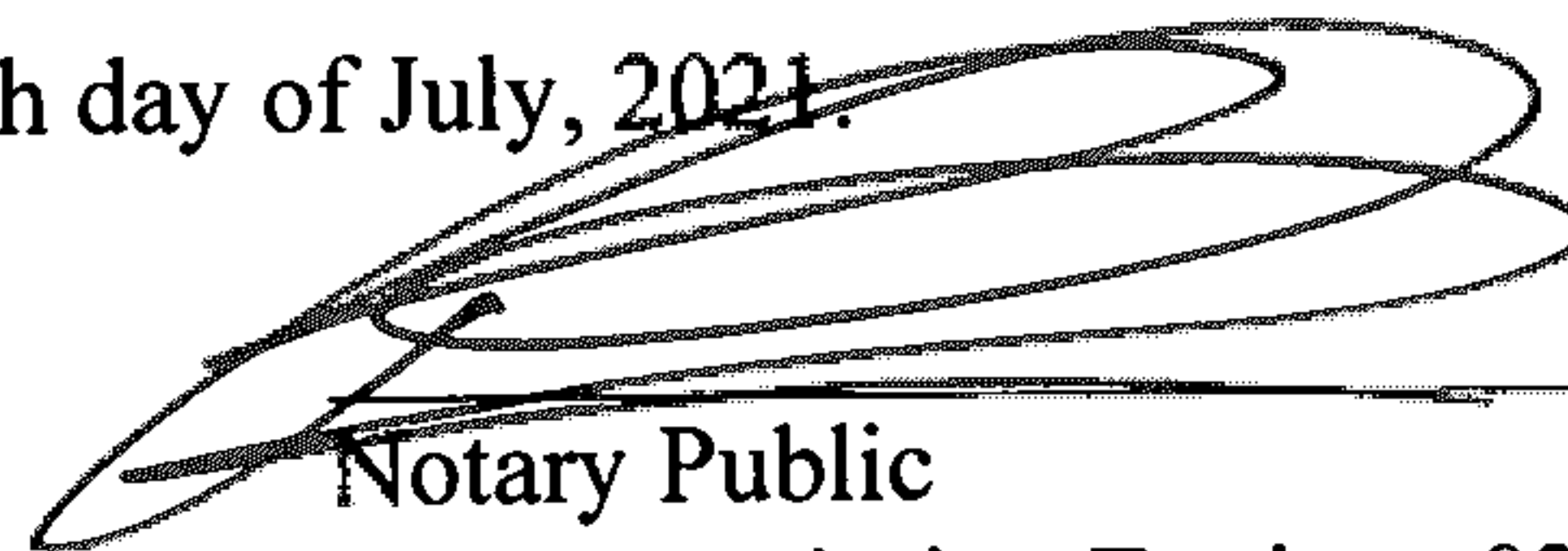
Holly Hairston, Individually

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Holly Hairston whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, 2021.

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



Notary Public
My Commission Expires: 02/24/2025

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Susan E. Hairston
 Mailing Address 1065 Springfield Dr. Chelsea AL 35043
 Property Address 1065 Springfield Dr Chelsea, AL 35043

Grantee's Name OP SPE TPA1, LLC
 Mailing Address 2150 E German Rd, Ste 1 Chandler, AZ 85286
 Date of Sale July 26, 2021
 Total Purchase Price \$260,500.00
 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 Appraisal
 Sales Contract 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 7-26-2021 Print Phillip W. Smith
 _____ Sign _____
 Unattested (verified by) (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/03/2021 01:10:25 PM
 \$288.50 JOANN
 20210803000375670

Form RT-1

Allen S. Boyd