

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

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

## WARRANTY DEED

STATE OF ALABAMA )

COUNT OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED SEVENTY THREE THOUSAND SEVEN HUNDRED AND 00/100 Dollars (\$273,700.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **William Hawkins, a married man** (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 10, Block 2, according to the Survey of Cahaba Valley Estates Third Sector, as recorded in Map Book 5, Page 107, 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.

This property is not the homestead of the grantor, nor, is it the homestead of his spouse.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, its successors 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, its successors 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 6th day of August, 2021.

 (SEAL)  
William Hawkins


**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 William Hawkins 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 6th day of August, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 02/24/2025

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 William Hawkins
Mailing Address 25 East Woodrow Place, Tulsa, OK 74106
Property Address 929 Ryecroft Rd, Pelham, AL 35124

Grantee's Name OP SPE TPA1, LLC
Mailing Address 2150 East Germann Road, Suite 1, Chandler, AZ 85286

Date of Sale August 6, 2021
Total Purchase Price \$273,700.00
Actual Value \$
Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
08/06/2021 03:29:46 PM
\$302.00 JOANN
20210806000383020



Allen S. Bayl

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
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 8-6-2021 Print Phillip W. Smith

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