

This instrument was prepared by:  
Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

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

## WARRANTY DEED

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED TWENTY-EIGHT THOUSAND FIVE HUNDRED AND 00/100 Dollars (\$228,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Sean G. Boczar, an unmarried 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 21A, Brook Forest Addition to Wyndham as recorded in Map Book 27, Page 25, in the Probate Office of Shelby County, Alabama.**

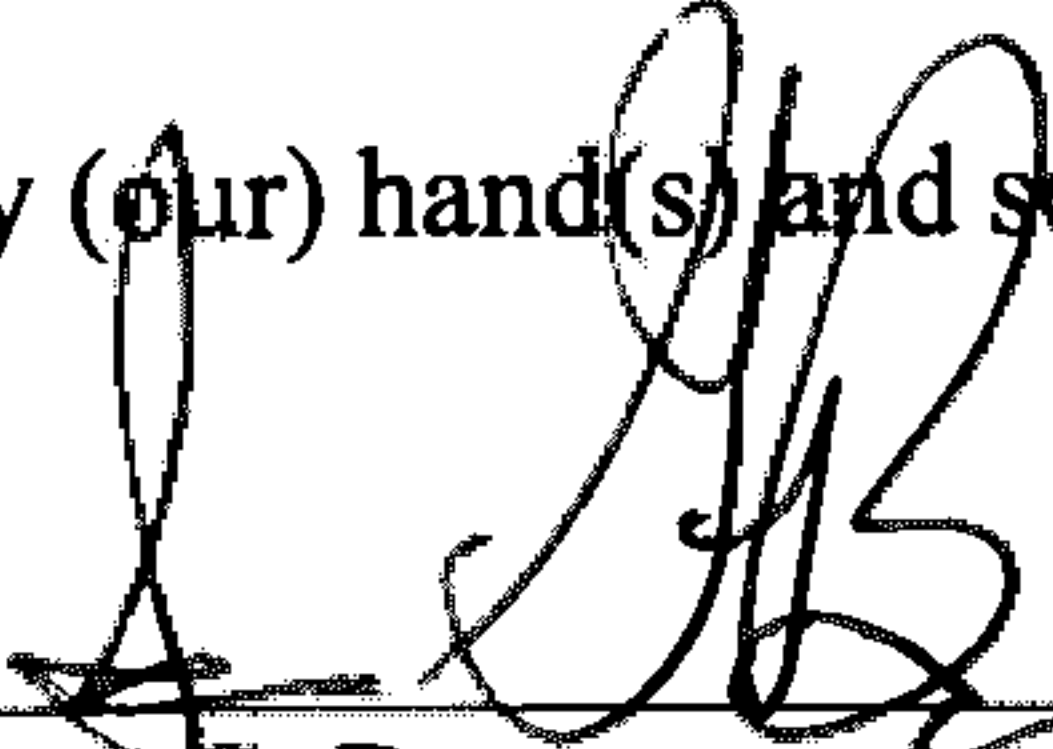
Subject to:

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.

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 9th day of August, 2021.

  
\_\_\_\_\_(SEAL)  
Sean G. Boczar

**GENERAL ACKNOWLEDGEMENT**

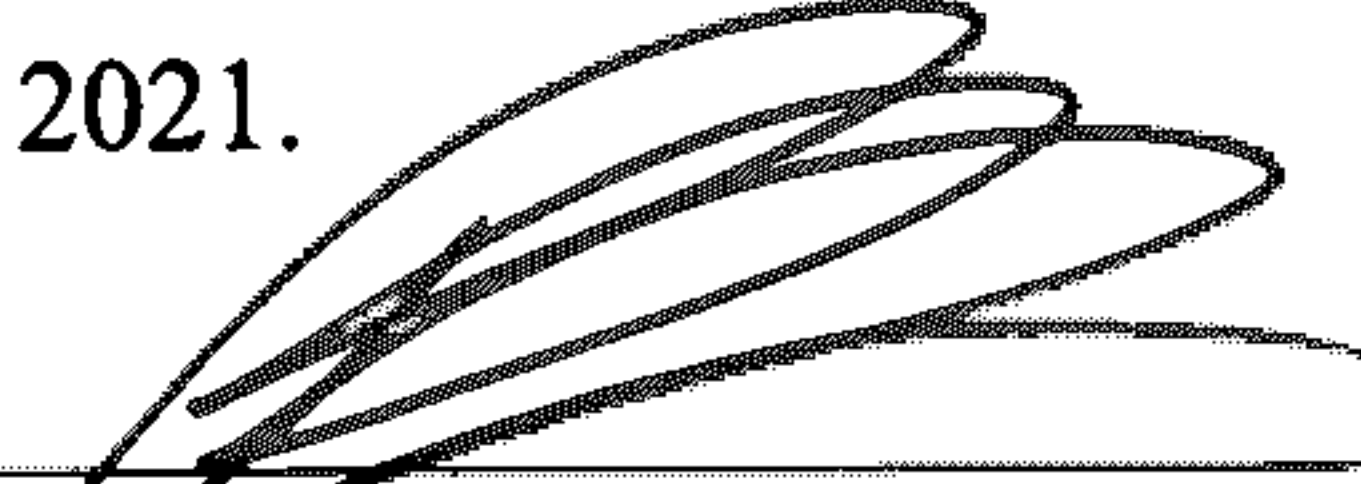
STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sean G. Boczar 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 9th day of August, 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 Sean G. Boczar  
 Mailing Address 621 KINK VALLEY CIR  
HELENA, AL 35080  
 Property Address 9410 Brook Forest Cir  
Helena, AL 35080

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

Date of Sale August 9, 2021  
 Total Purchase Price \$228,500.00  
 Or  
 Actual Value \$  
 Or  
 Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/10/2021 10:35:11 AM  
 \$256.50 CHERRY  
 20210810000387960

*Allen S. Byrd*

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 8-9-2021 Print Phillip W. Smith  
       Unattested        Sign         
 (verified by) (Grantor/Grantee/ Owner/Agent) circle one