20210818000403300 08/18/2021 12:12:08 PM DEEDS 1/3

This instrument was prepared by: Justin Smitherman, Esq. 173 Tucker Road Suite 201 Helena, AL 35080 Send tax notice to: Kenya B. Walford 2131 Timberline Drive Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars (\$234,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged OP SPE TPA1, LLC (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Kenya B. Walford (herein referred to as grantor, whether one or more)), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 131, according to The Survey of the Reserve at Timberline, as recorded in Map Book 34, Page 117 A, B, C and D, 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.
- 3. \$234,900.00 of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her, or their heirs 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.

OP SPE TPA1, LLC, a Delaware Limited Liability Company

Authoritani a par

RURICCA Malon
By:

Its: Authorized Signer

STATE OF Suppose

CARRIE M YOST

Motary Public - Arizona

Maricopa County

Commission # 597506

Ay Comm. Expires Feb 20, 2025

I, the undersigned authority, a Notary public in said county in said state hereby certify that Kebelle Methose 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 // day of //www.

Notary Public

Real Estate Sales Validation Form

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

Mailing Address	OP SPE TPA1, LLC 2150 E Germann Rd, Ste 1 Chandler, AZ 85286 2131 Timberline Dr Calera, AL 35040		Grantee's Name Mailing Address Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	<u>\$</u>
•	rice or actual value claimed ecordation of documentary			following documentary evidence:
Bill of S X Sales Co Closing S		Appraisal Other:		
•	nce document presented for some some some some some some some some	recordation conta	ains all of the requi	ired information referenced above,
	and mailing address - prov nt mailing address.	Instruction vide the name of the transfer of t		ns conveying interest to property
Grantee's name being conveyed	_	vide the name of t	the person or perso	ns to whom interest to property is
• •	ss - the physical address of to the property was convey	• •	g conveyed, if ava	ilable. Date of Sale - the date on
•	price - the total amount pare e instrument offered for re-	-	e of the property, b	ooth real and personal, being
conveyed by th	• • •	cord. This may be		both real and personal, being appraisal conducted by a licensed
current use valu	uation, of the property as deby for property tax purposes	letermined by the	local official charg	of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>
accurate. I furth		se statements clair		in this document is true and nay result in the imposition of the
Date	7-2021 Print_	4RMAN	L. Swyth	
Unattest	ed (verified by) Filed and Recorded	•·····································	Sign Grantor/Gran	tee/ Owner/Agent) circle one
Service Contraction of the Contr	Official Public Records Judge of Probate, Shelby Count	ty Alabama, County		

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Official Public Records
Judge of Probate, Shelby County Alabama, Cou
Clerk
Shelby County, AL
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Form RT-1