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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

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## WARRANTY DEED

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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.

**IT WITNESS WHEREOF**, the said OP SPE TPA1, LLC, a Delaware Limited Liability Company by Rebecca McLean authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 17 day of August, 2021.

OP SPE TPA1, LLC, a Delaware  
Limited Liability Company

Rebecca McLean

By:

Its: Authorized Signer

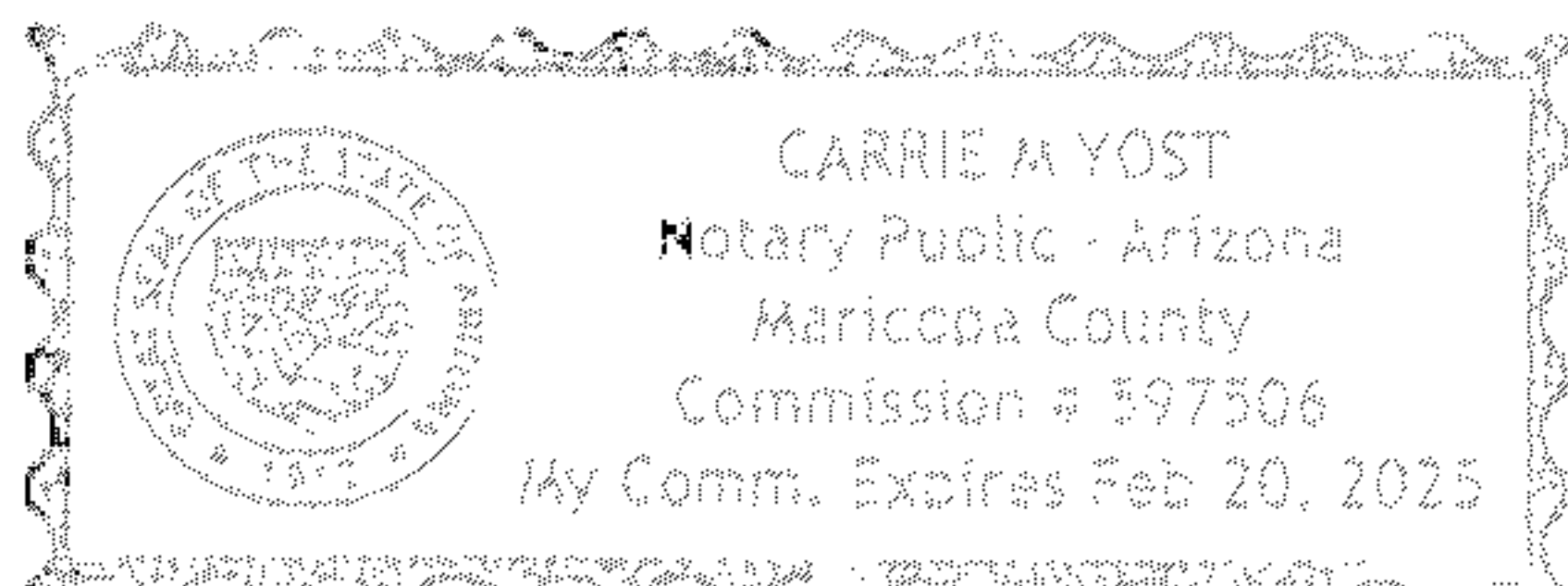
Rebecca McLean  
Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

I, the undersigned authority, a Notary public in said county in said state hereby certify that Rebecca McLean whose 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 17 day of August, 2021.



Carrie M. Yost  
Notary Public

