

Send tax notice to
Jennifer Ward Williams &
Maurice Williams, Jr.
1402 Belmont Lane
Helena, AL 35080

This instrument was prepared by:
Alabama Law Services, LLC
Justin N. Smitherman
173 Tucker Road, Suite 201
Helena, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that OP SPE TPA1, LLC, a Delaware Limited Liability Company (hereinafter referred to as "Grantor"), for and in consideration of the sum of Two Hundred Fifty Nine Thousand Nine Hundred and no/100 Dollars (\$259,900.00), the receipt whereof is hereby acknowledged., does grant, bargain, sell and convey unto Jennifer Ward Williams and Maurice Williams, Jr. (hereinafter referred to as Grantees), as joint tenants with right of survivorship, together with every right of reversion, the following described real property situated in the County of Shelby State of Alabama:

Lot 13, according to the Amended Map of a Resurvey Dearing Downs, 5th Sector, as recorded in Map Book 10, Page 71, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 1.) ADVALOREM TAXES DUE OCTOBER 01, 2021 AND THEREAFTER.
- 2.) BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
- 3.) MINERAL AND MINING RIGHTS NOT OWNED BY THE GRANTOR.

\$ 217,865.00.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to the said Grantees, 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 Stacey Jones its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 18th day of May, 2021.

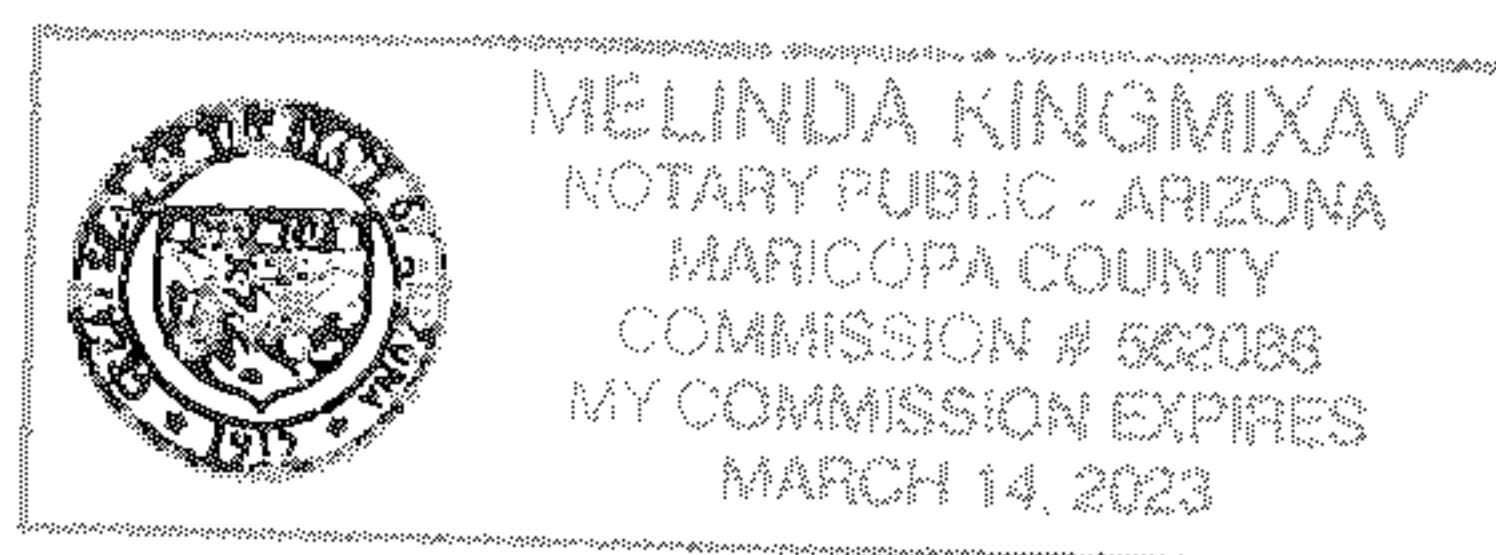
OP SPE TPA1, LLC, a Delaware
Limited Liability Company

Stacey Jones
By: Stacey Jones
Its: Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned authority, a Notary public in said county in said state hereby certify that Stacey Jones 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 18 day of May, 2021.



Melinda Kingmixay
Notary Public

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name OP SPE TPA1, LLC
 Mailing Address 2150 E Germann Road, Ste 1
Chandler, AZ 85286
 Property Address 1402 Belmont Ln
Helena, AL 35080

Grantee's Name Jennifer Ward Williams
 Mailing Address _____
 Date of Sale May 20, 2021
 Total Purchase Price \$259,900.00
 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
☒ 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 5-20-2021Print Phillip W. Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/09/2021 01:46:09 PM
 \$70.50 JOANN
 20210909000440410

Allen S. Bayl

Form RT-1