

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

Send 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 EIGHTY-ONE THOUSAND SIX HUNDRED AND 00/100 Dollars (\$281,600.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Ermilinda Dorado Shelton and Eddie T. Shelton, Wife and Husband** (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:

**Lots 55A and 55B, according the Resurvey of Lots 12, 13, 14, 15, 16, 28, 29, 32, 43, 53, 54, 55, 56, 57, 58, 59, 60, 79, 80, 81, 82 and 83 of Old Cahaba II-B, as recorded in Map Book 30, Page 124, in the Judge of 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 4<sup>th</sup> day of September, 2021.

Ermilinda Dorado Shelton (SEAL)  
Ermilinda Dorado Shelton

Eddie T. Shelton (SEAL)  
Eddie T. Shelton

**GENERAL ACKNOWLEDGEMENT**

STATE OF

Florida

COUNTY OF

Charlotte

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ermilinda Dorado Shelton and Eddie T. Shelton 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 4<sup>th</sup> day of September, 2021.

Flora Fabre  
NOTARY PUBLIC

My Commission Expires:



**Form RT-1**