20210910000441500 09/10/2021 08:58:11 AM DEEDS 1/3

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 PRE	SENTS:

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.

20210910000441500 09/10/2021 08:58:11 AM DEEDS 2/3

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this day of September, 2021.

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Ermilinda Dorado Shelfon

Jack Jakulan (SEAL

Eddie T. Shelton

GENERAL ACKNOWLEDGEMENT

Houda Madatte

STATE OF

COUNTY OF

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 _____day of September, 2021._

NOTARY PUBLIC

My Commission Expires:

FLORA FABRE
MY COMMISSION # GG 964913
EXPIRES: March 3, 2024

Real Estate Sales Validation Form

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

Grantor's Name	Ermilinda Dorado Shelton and Eddie		tee's Name ing Address	OP SPE TPA1, LLC 2150 E Germann Road, Suite 1
Por	25 Poinsettin Circle NE Port Charlotte, FL 33952	Date	of Sale	Chandler, AZ 85286 September 7, 2021
Property Address	2090 Old Cahaba Place Helena, AL 35080		l Purchase Price Or al Value	\$281,000.00 \$
		Asses	Or ssor's Market Valu	ıe <u>\$</u>
• •	rice or actual value claimed on the ecordation of documentary evide			following documentary evidence:
Bill of S X Sales Co Closing S		Appraisal Other:		
•	ce document presented for recors form is not required.	dation contains a	all of the requi	ired information referenced above.
		Instructions		
	and mailing address - provide that mailing address.	e name of the pe	erson or perso	ns conveying interest to property
Grantee's name being conveyed		ne name of the pe	erson or perso	ns to whom interest to property is
•	ss - the physical address of the property was conveyed.	operty being cor	nveyed, if ava	ilable. Date of Sale - the date on
•	price - the total amount paid for e instrument offered for record.	the purchase of t	the property, b	ooth real and personal, being
conveyed by th	f the property is not being sold, e instrument offered for record. assessor's current market value.	This may be evid		both real and personal, being appraisal conducted by a licensed
current use valu	nation, of the property as determined as for property tax purposes will	ined 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	est of my knowledge and belief ner understand that any false stated in Code of Alabama 1975 § 4	ements claimed	tion contained on this form n	in this document is true and nay result in the imposition of the
Date	= 302/ Print 411	HPW.S	Mitl	
Unattest	La.	Sign		tee/ Owner Agent) Fircle one
	Offic	and Recorded ial Public Records		
	Judge Clerk	e of Probate, Shelby Cour	nty Alabama, County	y

Shelby County, AL

\$310.00 BRITTANI

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Form RT-1