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

Sent tax notice to: DEEDS 1/3
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 **THREE HUNDRED THIRTEEN THOUSAND TWO HUNDRED AND 00/100 Dollars (\$313,200.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joanna Owen, an unmarried woman** (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:

LOT 319, ACCORDING TO THE AMENDED HILLSBORO SUBDIVISION PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 147 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:

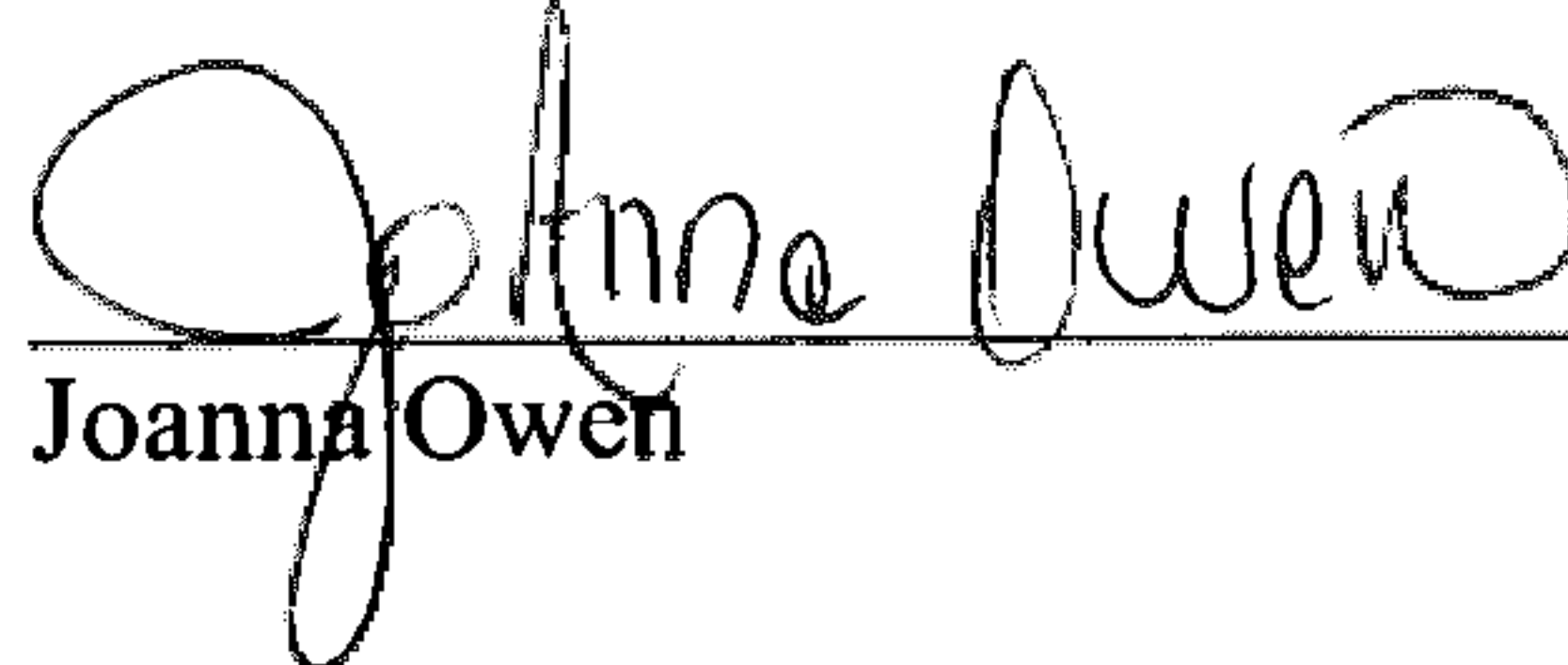
1. Taxes for the year 2021 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.

Joanna Owen and Joanna McClellan are one and the same person.

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 30 day of September, 2021.

 (SEAL)
Joanna Owen

GENERAL ACKNOWLEDGEMENT

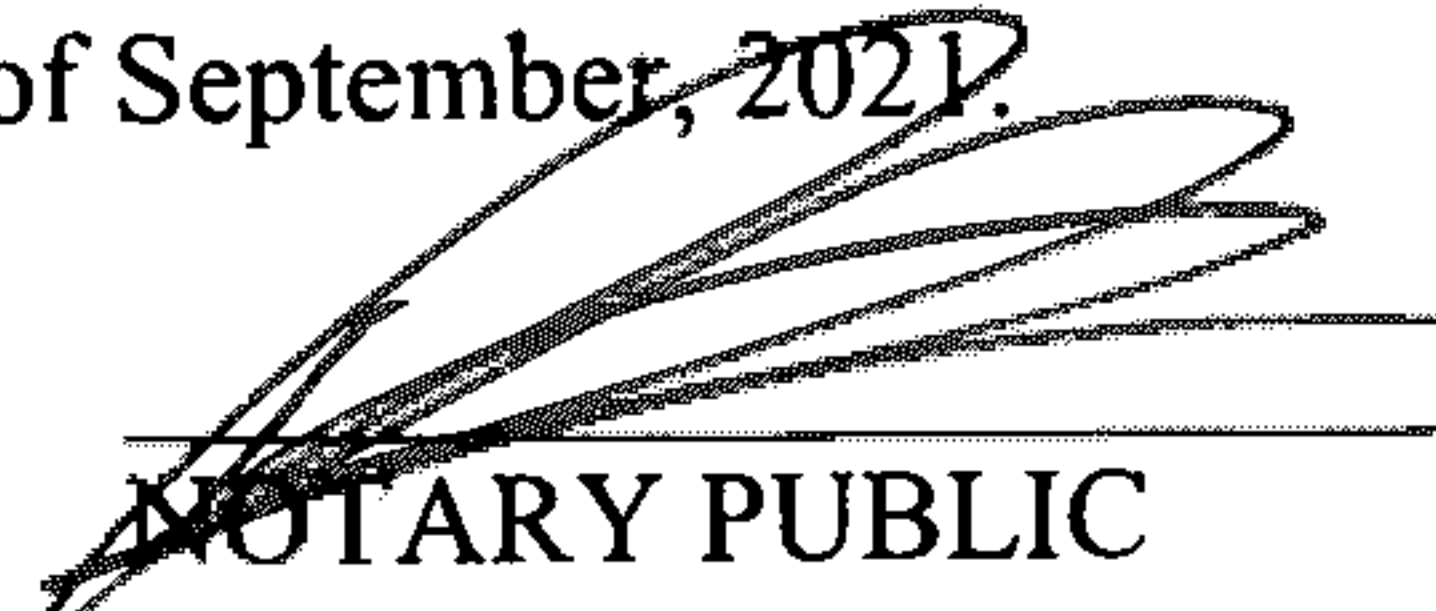
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joanna Owen 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 30 day of September, 2021.

Phillip W. Smith
Notary Public, Alabama State At Large
My Commission Expires February 24, 2025


NOTARY PUBLIC

My Commission Expires: 02/24/2025

