

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 **ONE HUNDRED FORTY THOUSAND AND 00/100 Dollars (\$140,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Ana Maria Kirk, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **OP SPE TPA1, LLC, a Delaware limited liability company** (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit "A", Building 8, Phase 2 of Chandalar South Townhouses, as recorded in Map Book 7 page 166 in Probate Office located in the SW 1/4 of the SE 1/4 of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southeast corner of said 1/4 - 1/4 section, thence in a Northerly direction along the east line of said 1/4 - 1/4 section, a distance of 670.76 feet; thence 90 deg. left in a Westerly direction a distance of 170.00 feet to a point on the Westerly right of way line of Chandalar Court; thence 90 deg. right in a Northerly direction along said right of way line a distance of 13.0 feet; thence 90 deg. left in a Westerly direction a distance of 14.6 feet to a point on the East outer face of a wood fence that extends across the fronts of Units "A", "B", "C" and "D", of said Building 8, being the point of beginning; thence continue along last described course along the outer face of a wood fence, the Southerly outer wall of Unit "A" and the outer face of another wood fence, a distance of 67.7 feet to a point on the outer face of a wood fence that extends across the back of said Units "A", "B", "C" and "D"; thence 90 deg. right in a Northerly direction along the West outer face of said wood fence, extending across the back of Unit "A", a distance of 20.0 feet to the Southeast corner of a storage building; thence 90 deg. left, in a Westerly direction along Southerly outer face of said storage building, a distance of 4.1 feet to the Southwest corner of said storage building; thence 90 deg. right in a Northerly direction along the Westerly outer face of said storage building a distance of 6.0 feet to the center line of a wall common to the storage buildings of said Units "A" and "B"; thence 90 deg. right in an Easterly direction along said centerline of said storage building, the centerline of wood fence, party wall and another wood fence all common to Units "A" and "B", a distance of 71.8 feet to a point on the outer face of said wood fence that extends across the fronts of Units "A", "B", "C" and "D"; thence 90 deg. right in a Southerly direction along the East outer face of said wood fence across the front of Unit "A", a distance of 26.0 feet to the point of beginning.

1. Taxes for the year 2022 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 10th day of January, 2022.

 (SEAL)
Ana Maria Kirk

GENERAL ACKNOWLEDGEMENT

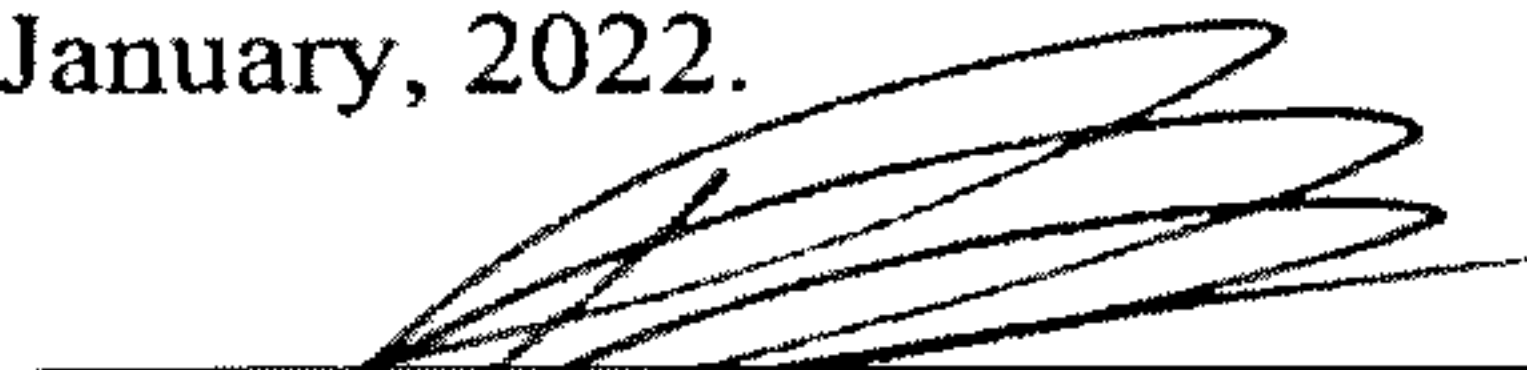
STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ana Maria Kirk 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 10th day of January, 2022.

Philip W. Smith
Notary Public in and for the State of Alabama
My Comm. Expires 02/24/2025


NOTARY PUBLIC

My Commission Expires: 02/24/2025

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

Grantor's Name	Ana Maria Kirk	Grantee's Name	OP SPE TPA1, LLC
Mailing Address	265 Jasmine Dr. Alabaster, AL 35007	Mailing Address	2150 E Germann Rd, Ste 1 Chandler, AZ 85286
Property Address	1957 Chandalar Court Pelham, AL 35124	Date of Sale	January 10, 2022
		Total Purchase Price	\$140,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other:
☐ Closing Statement	

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 1-10-2022Print Phillip W. SmithUnattested

(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
01/14/2022 02:45:12 PM
\$168.00 CHERRY
20220114000018880

Alicia S. Byrd