

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 NINETY EIGHT THOUSAND THREE HUNDRED FIFTY AND 00/100 Dollars (\$198,350.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, **Larry Richard Rollan, Jr. as Personal Representative The Estate of Mary Elaine Camps** (herein referred to as grantor, whether one or more), does 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:

**Lot 26, according to the Survey of Tocoa Parc Subdivision, Phase 2, as recorded in Map Book 25, page 79, in the Probate Office of Shelby County, Alabama.**

Subject to:

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.

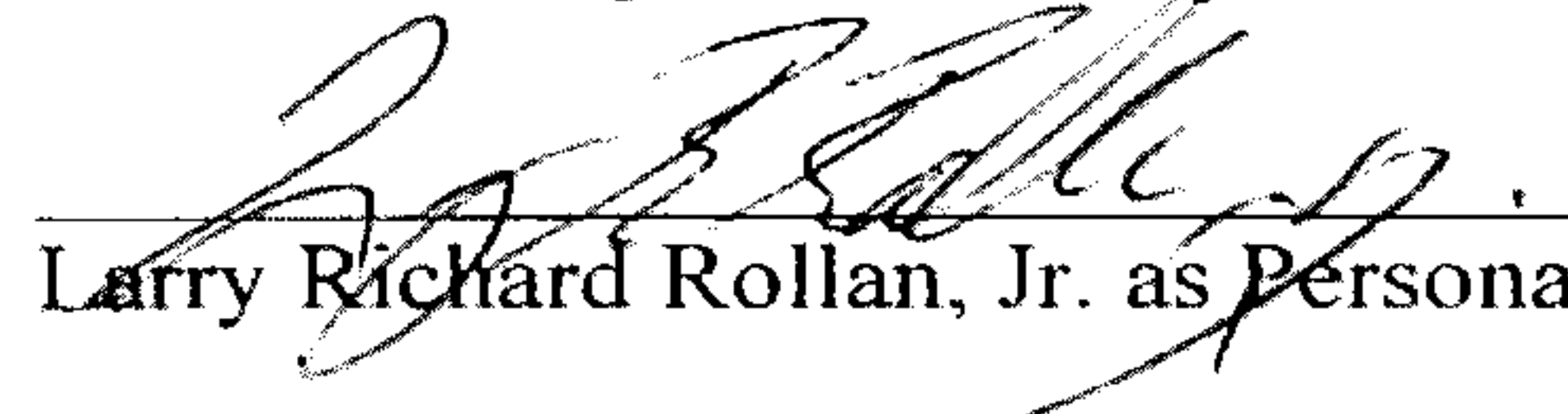
TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And I warrant, in my official capacity as Personal Representative of the Estate of Mary Elaine Camps deceased, its successors and assigns, covenant with the Grantee that I have taken no action or caused any cloud to be placed upon the title to said property during the pendency of the administration of this estate, and that I have authority under the Last Will and Testament of the said decedent to make such conveyance.

And I, the undersigned, execute this Personal Representative's Deed in my capacity as Personal Representative, and nothing herein shall be construed to impose liability on me in my individual capacity.

IN WITNESS WHEREOF, I, Larry Richard Rollan, Jr., have set my hand and seal to this instrument as such personal representative and individually this the 2nd day of February 2022.

Estate of Mary Elaine Camps

  
Larry Richard Rollan, Jr. as Personal Representative

**ACKNOWLEDGEMENT**

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Richard Rollan, Jr. whose name as Personal Representative of Estate of Mary Elaine Camps, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance in his capacity as Personal Representative and with full authority he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of February, 2022.

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

  
NOTARY PUBLIC

My Commission Expires: 02/24/2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/03/2022 01:25:23 PM  
\$226.50 BRITTANI  
20220203000050290

20220203000050290 02/03/2022 01:25:23 PM DEEDS 3/3

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

|                  |                                                            |                         |                                                              |
|------------------|------------------------------------------------------------|-------------------------|--------------------------------------------------------------|
| Grantor's Name   | <u>The Estate of Mary Elaine Camps</u>                     | Grantee's Name          | <u>OP SPE TPA1, LLC</u>                                      |
| Mailing Address  | <u>2732 Middlewood Park Rd.</u><br><u>Helena, AL 35080</u> | Mailing Address         | <u>2150 E Germann Rd, Ste 1</u><br><u>Chandler, AZ 85286</u> |
| Property Address | <u>429 Tocoa Road</u><br><u>Helena, AL 35080</u>           | Date of Sale            | <u>February 2, 2022</u>                                      |
|                  |                                                            | Total Purchase Price    | <u>\$198,350.00</u>                                          |
|                  |                                                            | Or                      |                                                              |
|                  |                                                            | Actual Value            | <u>\$</u>                                                    |
|                  |                                                            | Or                      |                                                              |
|                  |                                                            | Assessor's Market Value | <u>\$</u>                                                    |

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)

|                                                    |                                    |
|----------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale              | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other:    |
| <input type="checkbox"/> 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 2-2-2022 Print Philip W. Smith  
☐ Unattested ☐ (verified by) Sign [Signature]  
(Grantor/Grantee/ Owner/Agent) circle one