

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
Joe Stewart
1957 Chandalar Court
Pelham, AL 35124

20220510000191870
05/10/2022 01:30:53 PM
DEEDS 1/3

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED SIXTY THREE THOUSAND AND 00/100 Dollars (\$163,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **OP SPE TPA1, LLC, a Delaware limited liability company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joe Stewart** (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 a 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.

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.
3. \$ 133,000.00 of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee except as above noted, that, at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR, makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, make by Grantor, but on their own judgment.

IT WITNESS WHEREOF, the said OP SPE TPA1, LLC, a Delaware Limited Liability Company by Rebecca Mclean its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 9 day of May, 2021.
2022.

OP SPE TPA1, LLC, a Delaware
Limited Liability Company

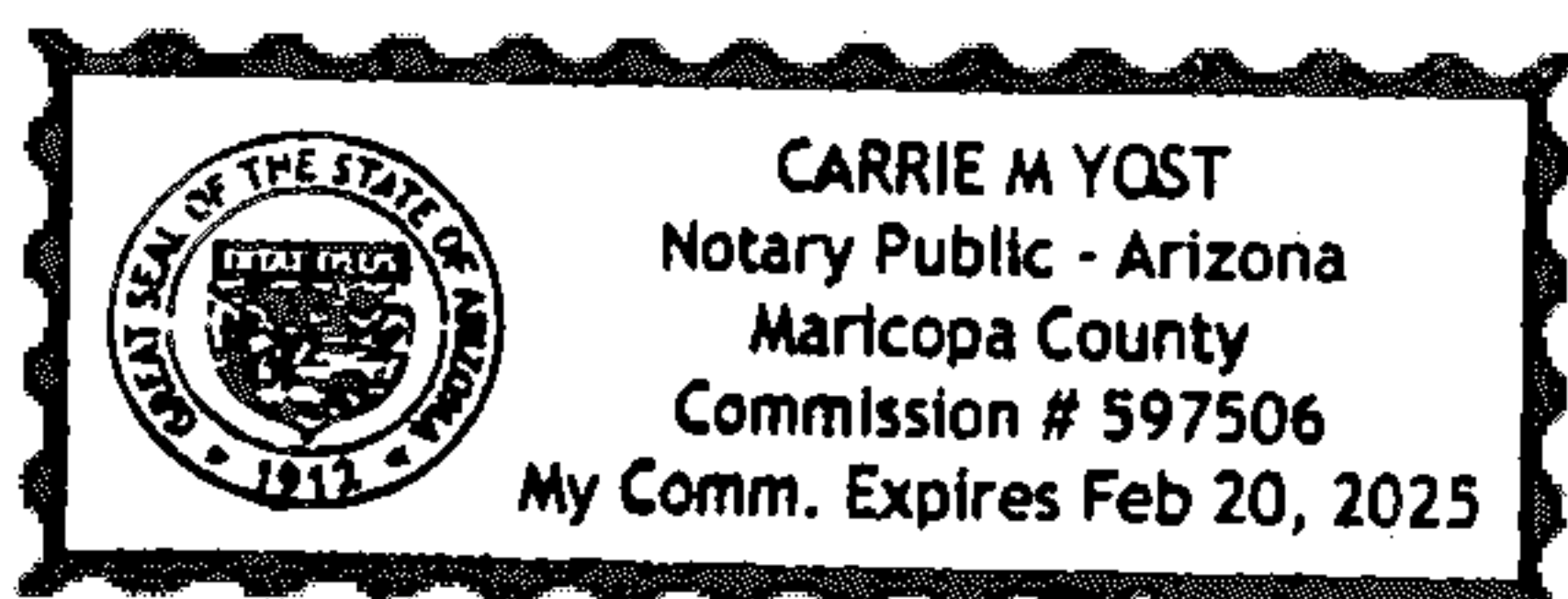
Rebecca Mclean
By: Rebecca Mclean
Its: Authorized Signer

STATE OF Arizona

COUNTY OF Maricopa

I, the undersigned authority, a Notary public in said county in said state hereby certify that Rebecca Mclean whose name as its authorized signer of OP SPE TPA1, LLC, a Delaware Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me that being informed of the contents of the said instrument, he/she in his/her capacity as such authorized signer and with full authority, executed the same voluntarily on the day the same bears date. 2022

Given under my hand and official seal this the 9 day of May, 2021.



Carrie Yost
Notary Public

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

Grantor's Name OP SPE TPA1, LLC
 Mailing Address 2150 E Germann Road, Ste 1
Chandler, AZ 85286
 Property Address 1957 Chandalar Court
Pelham, AL 35124

Grantee's Name Joe Stewart
 Mailing Address 1957 Chandalar Court
Pelham, AL 35124
 Date of Sale May 9, 2022
 Total Purchase Price \$163,000.00
 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 5-9-2022 Print Phillip W. Smith

☐ Unattested ☐ (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
 05/10/2022 01:30:53 PM
 \$58.00 JOANN
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Ann S. Bayl

Form RT-1