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DEEDS 1/3

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:
Jon-Marc J. Larson
421 Forest Lakes Drive
Sterrett, AL 35147

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED TEN THOUSAND AND 00/100 Dollars (\$310,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **OfferPad SPE Borrower A, LLC, a Delaware limited liability company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Jon-Marc J. Larson** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 175, according to the Survey of Forest Lakes Subdivision, 3rd Sector, 2nd Phase, as recorded in Map Book 32, Page 26 A & B, 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.
3. **\$294,500.00** 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.

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 OfferPad SPE Borrower A, LLC, a Delaware Limited Liability Company by Stacey Jones its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 15 day of June, 2024.

OfferPad SPE Borrower A, LLC, a
Delaware Limited Liability
Company

By: Stacey Jones
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 Stacey Jones whose name as its authorized signer of OfferPad SPE Borrower A, 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.

Given under my hand and official seal this the 15 day of June, 2024.

Carrie M Yost
Notary Public



