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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.

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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.

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

By: State Signer

STATE OF Arizona

COUNTY OF Maricopa

CARRIE M YOST

Notary Public - Arizona

Maricopa County

Commission # 597506

My Comm. Expires Feb 20, 2025

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, 20

Notary Public

# Real Estate Sales Validation Form

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

	OfferPad SPE Borrower A, LLC 2150 East Germann Road Suite 1 Chandler, AZ 85286 421 Forest Lakes Drive Sterrett, AL 35147	<u>C</u>	Grantee's Name Mailing Address  Date of Sale Total Purchase Price Or Actual Value Or Assessor's Market Value	Jon-Marc J. Larson 421 Forest Lakes Drive Sterrett, AL 35147 June 15, 2022 \$310,000.00
-	rice or actual value claimed ecordation of documentary			following documentary evidence:
Bill of S  X Sales Co Closing		Appraisal Other:		
•	nce document presented for s form is not required.	recordation conta	ains all of the requ	ired information referenced above
	**************************************	Instructi	ons	
	e and mailing address - prov nt mailing address.			ns conveying interest to property
Grantee's name being conveyed	_	vide the name of t	the person or perso	ns to whom interest to property is
•	ss - the physical address of to the property was convey		g conveyed, if ava	ilable. Date of Sale - the date on
•	price - the total amount parties instrument offered for re-	<b>-</b>	e of the property, b	ooth real and personal, being
conveyed by th		cord. This may be		both real and personal, being appraisal conducted by a licensed
current use val	uation, of the property as dety for property tax purposes	etermined by the	local official charg	of fair market value, excluding ged with the responsibility of be penalized pursuant to <u>Code of</u>
accurate. I furt	<del></del>	se statements clair		in this document is true and nay result in the imposition of the
Date	<u> </u>	Millin.	Swy	
Unattest	ted		Sign	
V11allV3	(verified by)		the second secon	tee/ Owner/Agent) circle one
	iled and Recorded fficial Public Records idge of Probate, Shelby County Alabama, County	<b>y</b>		

Clerk

Shelby County, AL

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\$43.50 JOANN

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