

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:  
Keon Arnold  
1510 Secretariat Drive  
Helena, AL 35080

---

## WARRANTY DEED

---

### JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA        )

COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND 00/100 Dollars (\$319,900.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **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 **Keon Arnold and Courtney Wood** (herein referred to as grantees), the following described real estate situated in **Shelby County, Alabama**, to-wit:

**LOT 54, ACCORDING TO THE SURVEY OF DEARING DOWNS, 6TH ADDITION, PHASE 1, AS RECORDED IN MAP BOOK 10, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN 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. **\$305,148.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

**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 Grantees have 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 Michelle Lines its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 2 day of September, 2022.

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

Michelle Lines  
By:  
Its: Authorized Signer

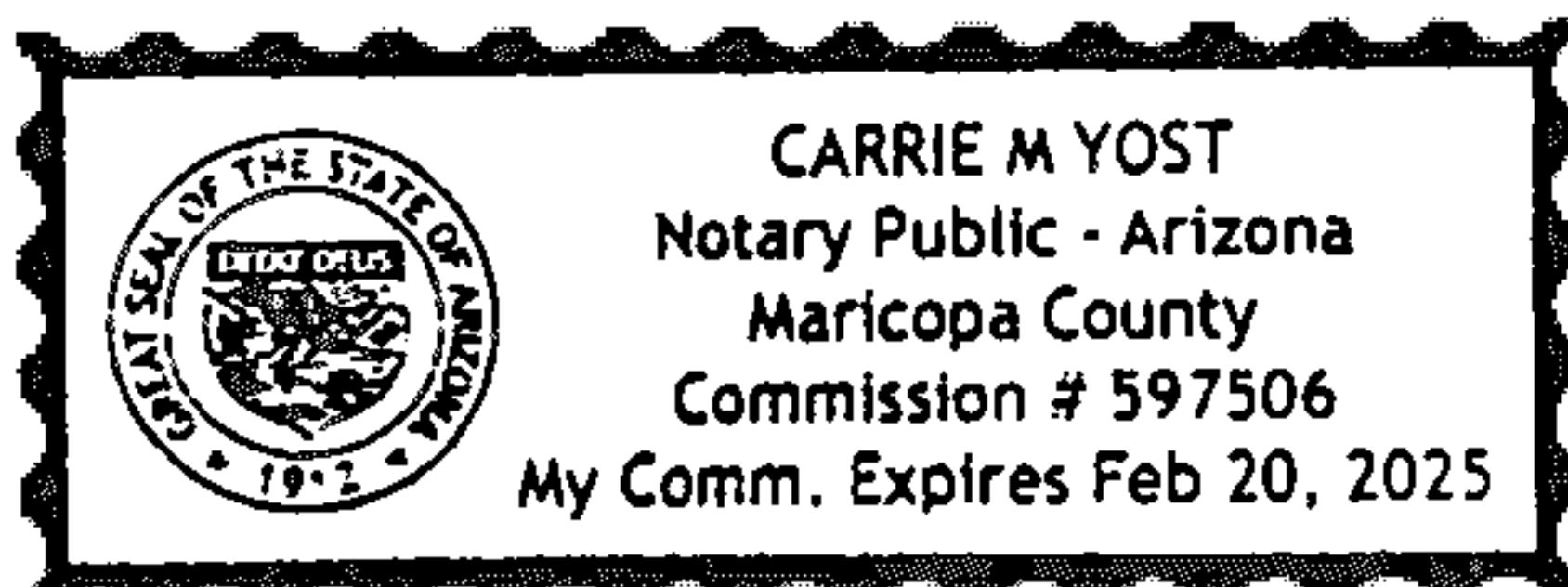
**Michelle Lines**  
**Authorized Signer**

STATE OF Arizona

COUNTY OF Maricopa

I, the undersigned authority, a Notary public in said county in said state hereby certify that Michelle Lines 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 2 day of September, 2022.



Carrie M. Yost  
Notary Public Carrie M. Yost  
My Commission Expires: 2/20/2025

**Real Estate Sales Validation Form**

20220907000349150 09/07/2022 01:21:14 PM DEEDS 3/3

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

Grantor's Name OfferPad SPE Borrower A, LLC  
Mailing Address 2150 E Germann Rd, Ste 1  
Chandler, AZ 85286  
Property Address 1510 Secretariat Drive  
Helena, AL 35080

Grantee's Name Keon Arnold and Courtney Wood  
Mailing Address 1510 Secretariat Drive  
Helena, AL 35080  
Date of Sale September , 2022  
Total Purchase Price \$319,900.00  
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 9-2-2022 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  
09/07/2022 01:21:14 PM  
\$43.00 PAYGE  
20220907000349150

*Allen S. Bayl*

**Form RT-1**