

20221020000396010  
10/20/2022 11:42:54 AM  
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:  
Mauricio Palacios  
2412 Chandabrook Drive  
Pelham, AL 35124

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## WARRANTY DEED

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STATE OF ALABAMA            )

COUNTY OF SHELBY            )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars (\$285,000.00)** 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 **Mauricio Palacios** (herein referred to as grantee, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

**LOT 325, ACCORDING TO THE SURVEY OF CHANDALAR SOUTH - SIXTH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 49, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Subject to:

1. Taxes for the year 2023 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$228,000.00** 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.

**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 19 day of October, 2022.

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

  
By:  
Its: Authorized Signer

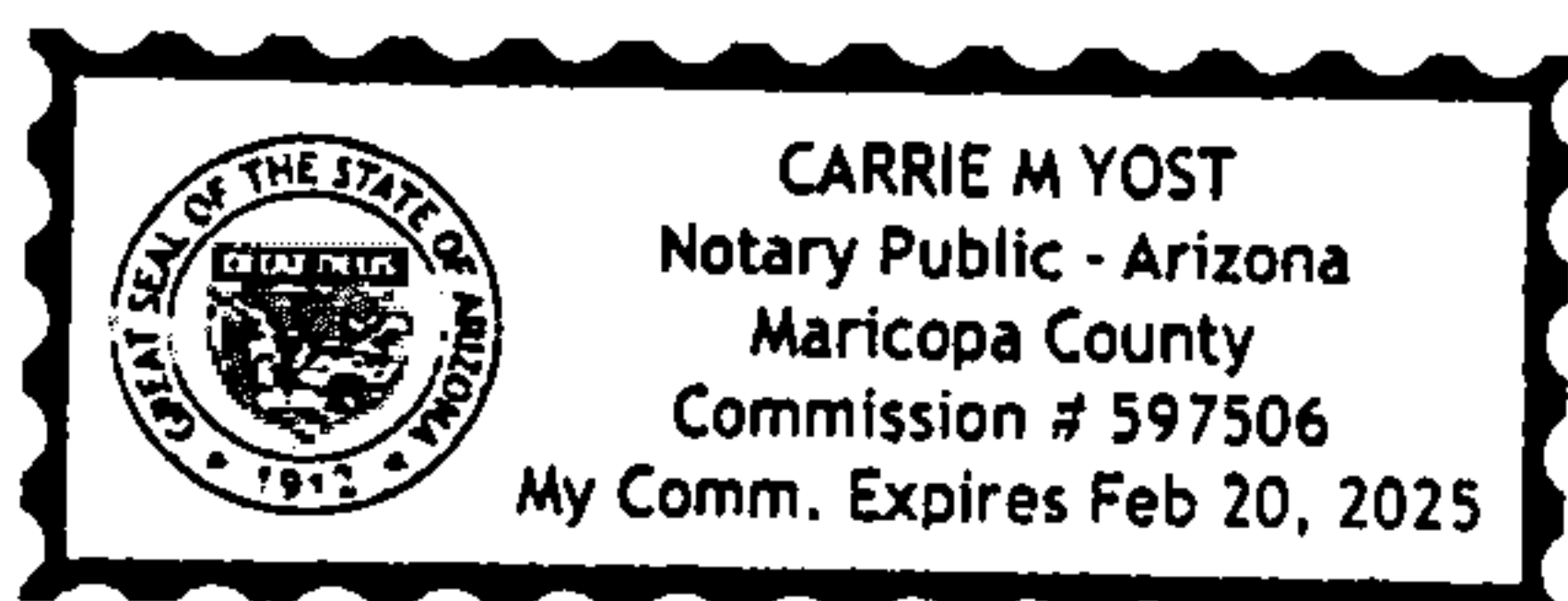
**Michelle Lines**  
**Authorized Signer**

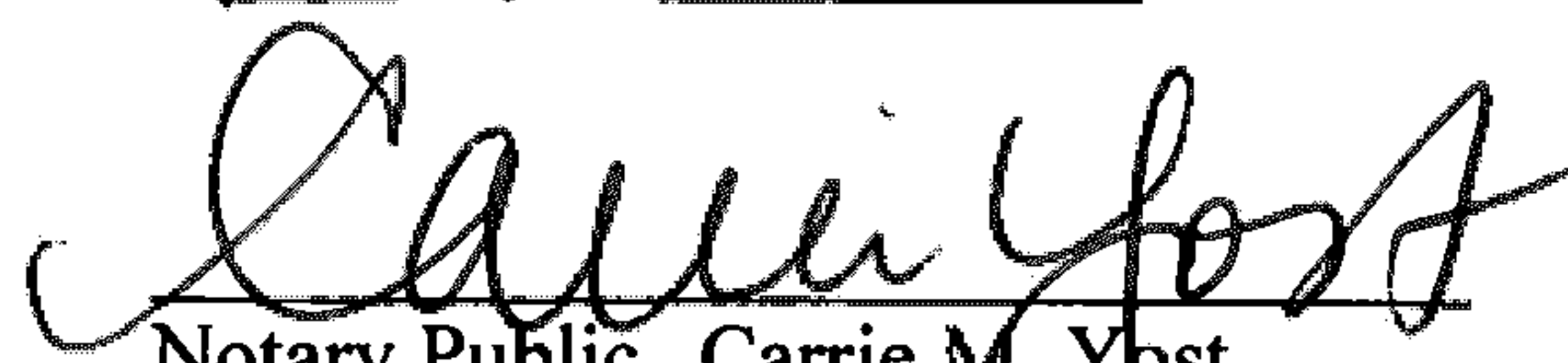
STATE OF Arizona

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 19 day of October, 2022.



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

**Real Estate Sales Validation Form***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 2412 Chandabrook Drive  
Pelham, AL 35124

Grantee's Name Mauricio Palacios  
 Mailing Address 2412 Chandabrook Drive  
Pelham, AL 35124  
 Date of Sale October 19, 2022  
 Total Purchase Price \$285,000.00  
 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  
  X   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 10-19-2022 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  
 10/20/2022 11:42:54 AM  
 \$85.00 JOANN  
 20221020000396010

**Form RT-1**

*Allen S. Bayl*