

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:  
Thomas W. Woolley Jr  
3609 Chippenham Drive  
Birmingham, AL 35242

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## WARRANTY DEED

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### JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA        )

COUNTY OF SHELBY        )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **FIVE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED AND 00/100 Dollars (\$524,900.00)** 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, Delaware limited liability company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Thomas W. Woolley, Jr and Mary Lyn W Woolley** (herein referred to as grantees), the following described real estate situated in **Shelby County, Alabama**, to-wit:

**Lot 357, according to the Survey of Brook Highland, an Eddleman Community, 7th Sector, as recorded in Map Book 13, Page 99 A & B, 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. **\$498,655.00** 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 Rebecca McLean its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 31 day of October, 2022.

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

Rebecca McLean

By:

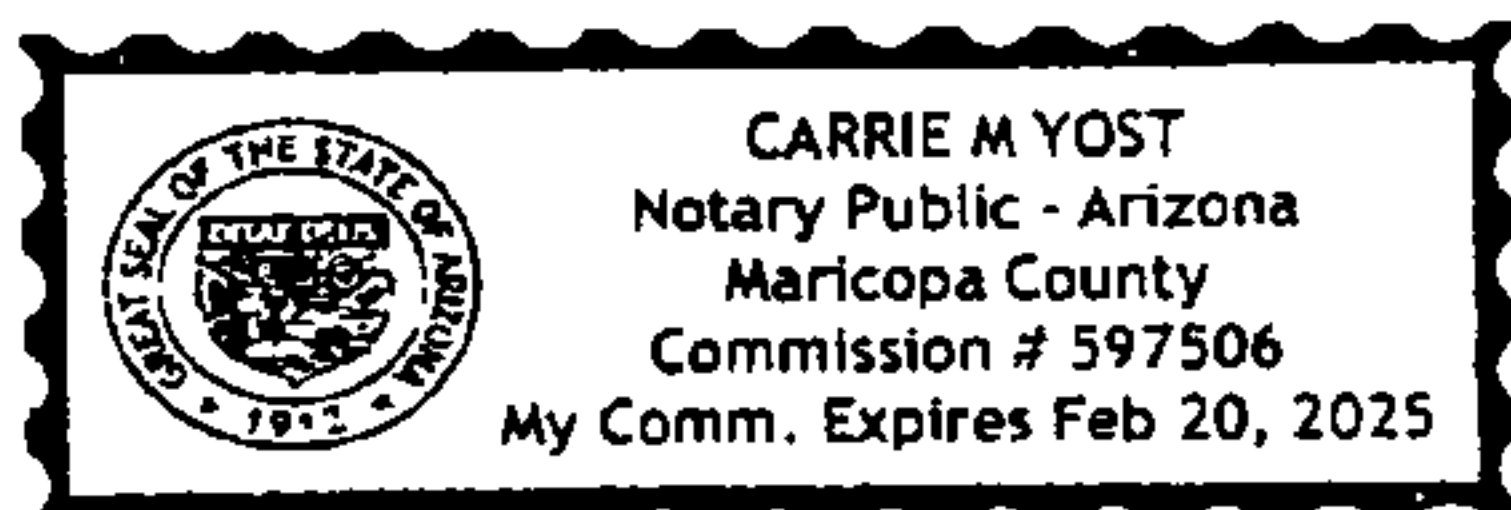
Its: Authorized Signer

**Rebecca McLean**  
**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 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 31 day of October, 2022.



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



