20221101000409820 11/01/2022 01:43:41 PM 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: Thomas W. Woolley Jr 3609 Chippenham Drive Birmingham, AL 35242

WARRANTY DEED

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 <u>Perfectory</u> its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the day of <u>October</u>, 2022.

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

By:

Its: Authorized Signer

Rebecca McLean Authorized Signer

STATE OF SUMONA COUNTY OF MOUNTOPA

I, the undersigned authority, a Notary public in said county in said state hereby certify that <u>Relactor Millar</u> 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 May of Debot, 2022.

CARRIE M YOST

Notary Public - Arizona

Maricopa County

Commission # 597506

My Comm. Expires Feb 20, 2025

Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

	This Document int	isi be jileu in accordance wil	n Coue oj Alubumu 17	/ J, Section 40-22-1	
Grantor's Name Mailing Address	OfferPad SPE Borrov 2150 E Germann Rd,		Grantee's Name	Thomas W. Woolley, Jr and Mary Lyn W Woolley	
_	Chandler, AZ 85286 3609 Chippenham Dr		Mailing Address	3609 Chippenham Drive Birmingham, AL 35242	
riopony riddress	Birmingham, AL 352		Date of Sale	October 31, 2022	
			Total Purchase Price Or	<u>\$324,900.00</u>	
			Actual Value Or	\$	
			Assessor's Market Valu	e <u>\$</u>	
•		claimed on this form car mentary evidence is not r		following documentary evidence:	
Bill of S		Appraisa	1		
X_ Sales Con Closing S	ntract Statement	Other:			
		nted for recordation cont	aine all of the requi	ired information referenced above,	
_	s form is not requir		ams an or the requi	red information referenced above,	
		Instruct		_	
	and mailing address.	ss - provide the name of	the person or perso	ns conveying interest to property	
Grantee's name being conveyed	—	ss - provide the name of	the person or perso	ns to whom interest to property is	
	ss - the physical add to the property was		ng conveyed, if ava	ilable. Date of Sale - the date on	
-	price - the total ame e instrument offere		se of the property, b	ooth real and personal, being	
conveyed by th		d for record. This may b		both real and personal, being uppraisal conducted by a licensed	
current use valu	nation, of the property tax p	rty as determined by the	local official charg	of fair market value, excluding ed with the responsibility of oe penalized pursuant to Code of	
accurate. I furth	ner understand that	_		in this document is true and nay result in the imposition of the	
Date	1-2022	Print: Phillip W. Smith			
Unattest	ed(verified	by)	Sign Grantor/Grant	ee/ Owner/Agent) elrele one	
			Recorded	Form RT-1	
		Judge of	Public Records Probate, Shelby C	County Alabama, County	
		المراد (S مراد)	control cities		

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
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