

20221116000425030
11/16/2022 02:28:03 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:
Catherine Cole Pennington
5049 Little Turtle 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 **THREE HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars (\$335,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **OP SPE TPA1, LLC, a Delaware limited liability company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Catherine Cole Pennington and Jacob James Pennington** (herein referred to as grantees), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 16, in Block 6, according to the Survey of Broken Bow South, Phase II, as recorded in Map Book 14, Page 72, 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. **\$318,250.00** 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.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee except as above noted, that, at the time of the delivery of this deed, the premises were free from all encumbrances made by it, and that it will warranty and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

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.

IT WITNESS WHEREOF, the said OP SPE TPA1, 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 15 day of November, ~~2021~~.
2022.

OP SPE TPA1, LLC, a Delaware
Limited Liability Company

Rebecca Mclean

By: Rebecca Mclean

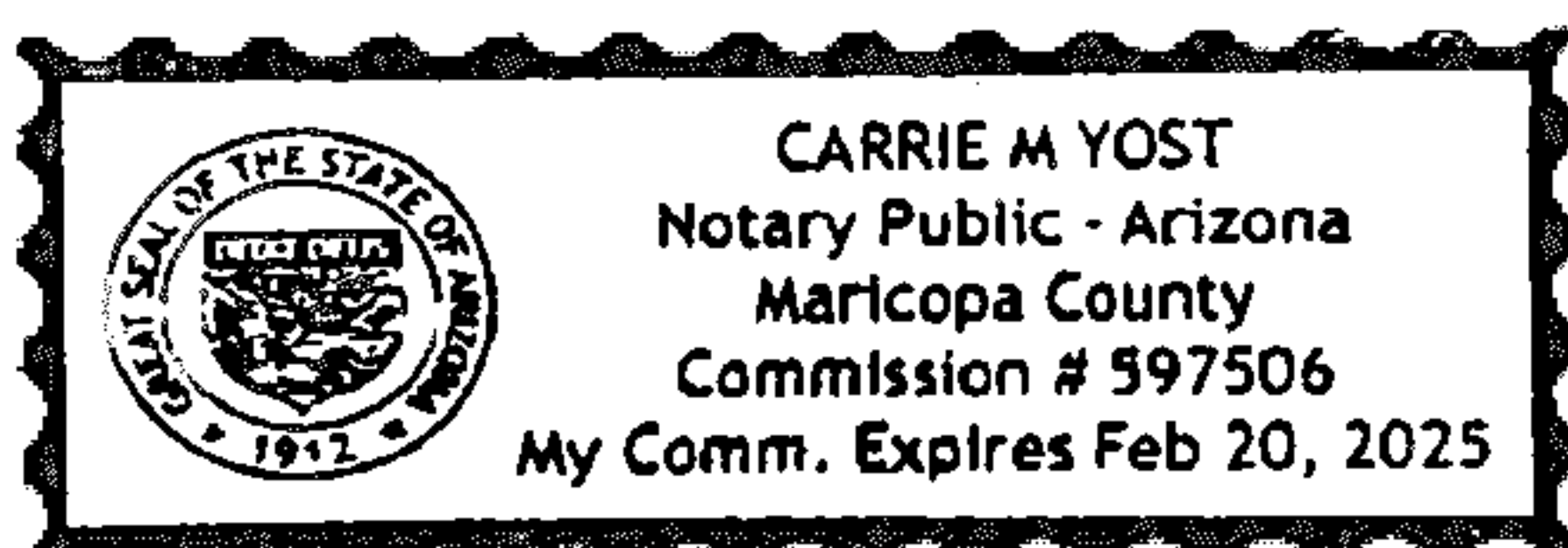
Its: Authorized Signer

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 OP SPE TPA1, 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. 2022.

Given under my hand and official seal this the 15 day of November, ~~2021~~.



Carrie Yost
Notary Public



Filed and Recorded 20221116000425030 11/16/2022 02:28:03 PM DEEDS 3/3
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2022 02:28:03 PM
\$45.00 BRITTANI
20221116000425030

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name OP SPE TPA1, LLC
Mailing Address 2150 East Germann Road
Suite 1
Chandler, AZ 85286

Property Address 5049 Little Turtle Drive
Birmingham, AL 35242

Grantee's Name Catherine Cole Pennington and Jacob
James Pennington

Mailing Address 5049 Little Turtle Drive
Birmingham, AL 35242

Date of Sale November 15, 2022

Total Purchase Price \$335,000.00

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

☒ Sales Contract

☐ Closing Statement

☐ Appraisal

☐ Other:

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 11-15-2022

Print: Phillip W. Smith

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/ Agent) circle one