

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:
James Rule
180 Wisteria Drive
Chelsea, AL 35043

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED FIFTY SIX THOUSAND AND 00/100 Dollars (\$356,000.00)** 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 **James Rule** (herein referred to as grantee, whether one or more), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 432 according to the Survey of Windstone IV Subdivision as recorded in Map Book 27, Page 55, Shelby County, Alabama Records.

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. **\$320,400.00** 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 Rebecca McLean its authorized signer who is authorized to execute this conveyance, has hereto set his/her signature and seal this the 2 day of December, 2022.

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

Rebecca McLean

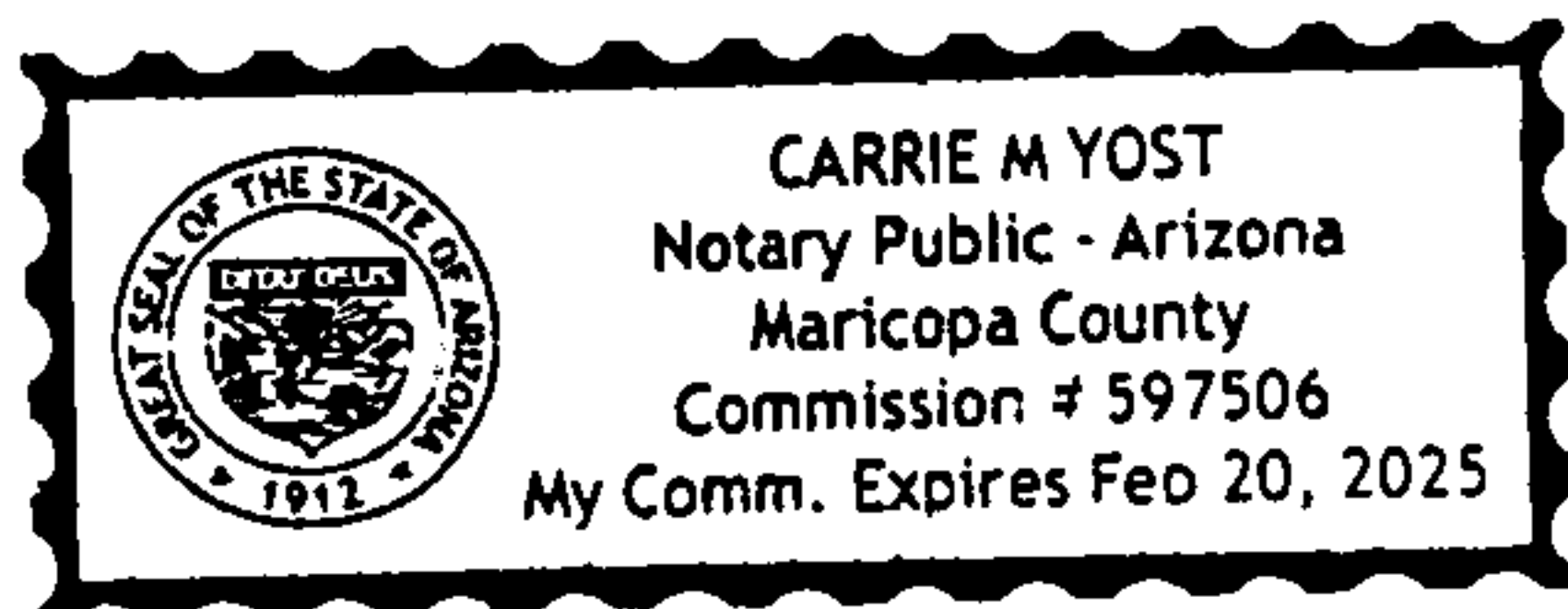
By:

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 2 day of December, 2022.



Carrie M Yost

Notary Public

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 East Germann Road
Suite 1
Chandler, AZ 85286

Property Address 180 Wisteria Drive
Chelsea, AL 35043

Grantee's Name James Rule
 Mailing Address 180 Wisteria Drive
Chelsea, AL 35043
 Date of Sale December 2, 2022
 Total Purchase Price \$356,000.00
 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
☒ 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 12-2-2022 Print: Phillip W. Smith

☐ Unattested

(verified by)

Signature

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2022 03:45:13 PM
 \$64.00 PAYGE
 20221202000440780

Allen S. Bayl

Form RT-1