

20221207000444990
12/07/2022 02:55:49 PM
DEEDS 1/2

SEND TAX NOTICE TO:

Thomas Butera
4577 S Shades Crest Road
Hoover, AL 35022

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED TWENTY FIVE THOUSAND AND 00/100 (\$325,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **OP SPE TPA1, LLC, a Delaware Limited Liability Company**, whose address is 251 Little Falls Drive, Wilmington, DE 19808, (hereinafter "Grantor", whether one or more), by **Thomas Butera**, whose address is 4577 S Shades Crest Road, Hoover, AL 35022, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Thomas Butera**, the following described real estate situated in Shelby County, Alabama, the address of which is 4577 South Shades Crest Road, Helena, AL 35022, to-wit:

Lot 3, according to the Survey of Hargrove Hills 1st Sector Phase 1, as recorded in Map Book 18, Page 111, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$299,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, OP SPE TPA1, LLC, a Delaware Limited Liability Company, by Michelle Lines, as its Auth Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 7th day of December, 2022.

Michelle Lines

OP SPE TPA1, LLC, a Delaware Limited Liability Company

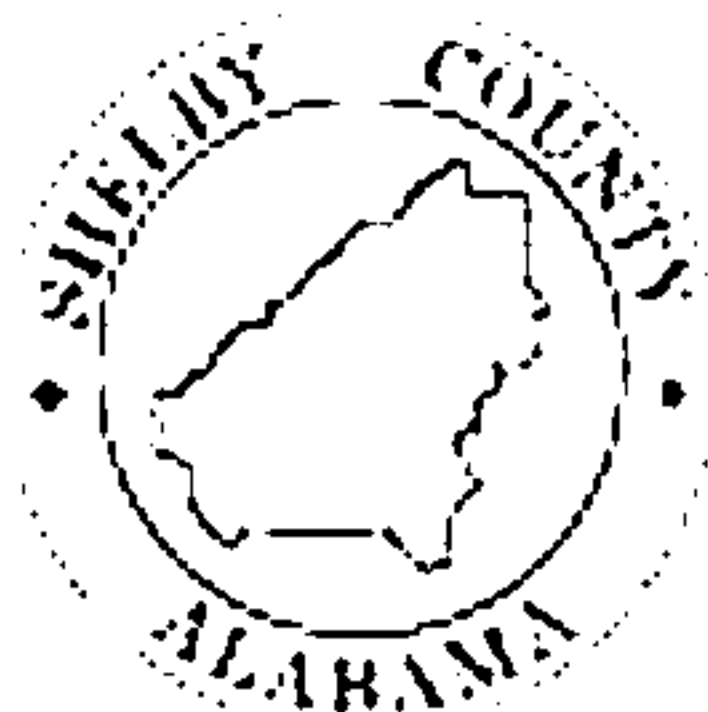
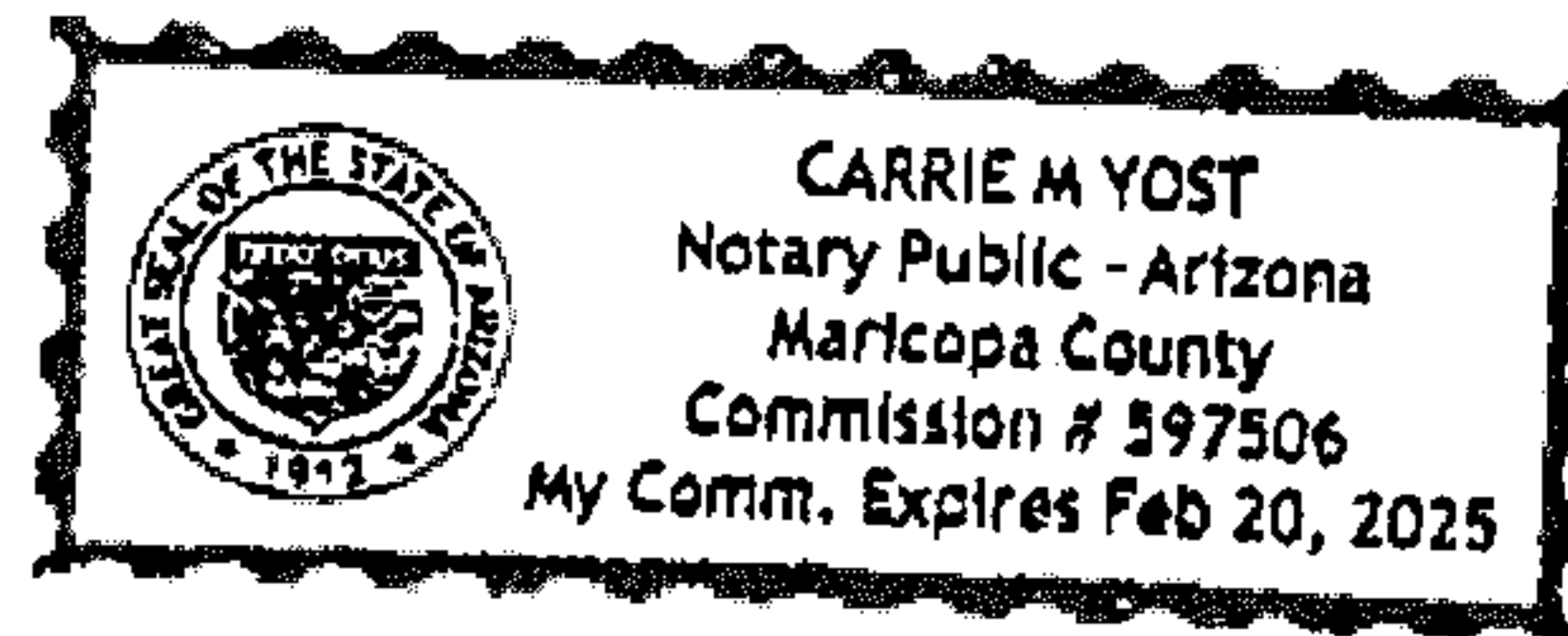
Michelle Lines
Authorized Signer

STATE OF ~~ALABAMA~~ Arizona
COUNTY OF ~~JEFFERSON~~ Maricopa

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that Authorized Signer Michelle Lines whose name as Auth Signer of OP SPE TPA1, LLC, a DE Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 7th day of December, 2022.

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2022 02:55:49 PM
\$51.00 JOANN
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Allen S. Bayl