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02/02/2023 11:27:08 AM
DEEDS 1/2

SEND TAX NOTICE TO:

Jeffrey S. Howard and Kenneth W. Howard
128 Cheshire Lane
Pelham, AL 35124

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 **FIVE HUNDRED TEN THOUSAND AND 00/100 (\$510,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Offerpad SPE Borrower A, LLC, a Delaware Limited Liability Company**, whose address is 2150 East Germann Road, Ste 1, Chandler, AZ 85286, (hereinafter "Grantor", whether one or more), by **Jeffrey S. Howard and Kenneth W. Howard**, whose address is 128 Cheshire Lane, Pelham, AL 35124, (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 **Jeffrey S. Howard, and Kenneth W. Howard, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 128 Cheshire Lane, Pelham, AL 35124, to-wit:

Lot 7, according to the Survey of Cheshire Subdivision, as recorded in Map Book 16, Page 93 in the Office of the Judge of Probate 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 \$380,000.00 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, Offerpad SPE Borrower A, LLC, a Delaware Limited Liability Company, by Carrie Vost, as its Authorized Signor, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 31st day of January, 2023.

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

By: Carrie Vost

Authorized Signor

Authorized Signor

STATE OF Arizona

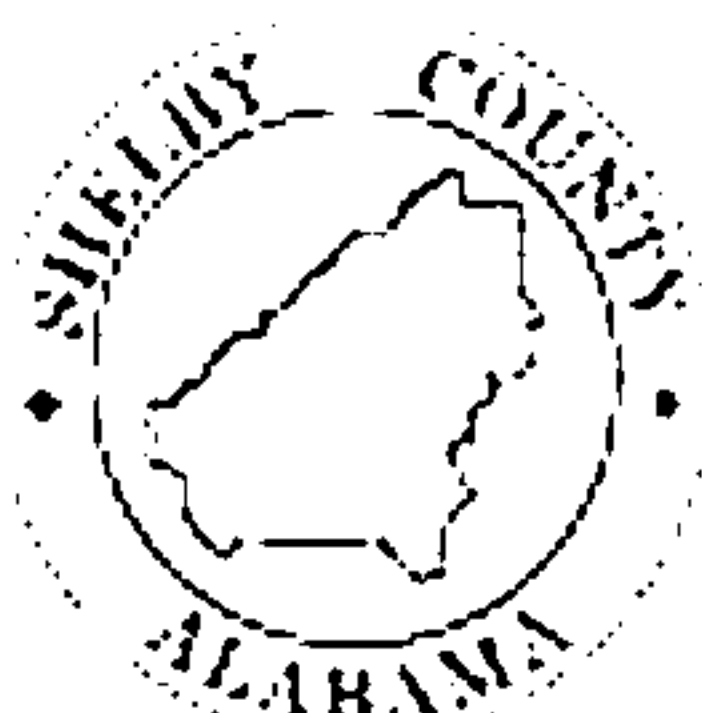
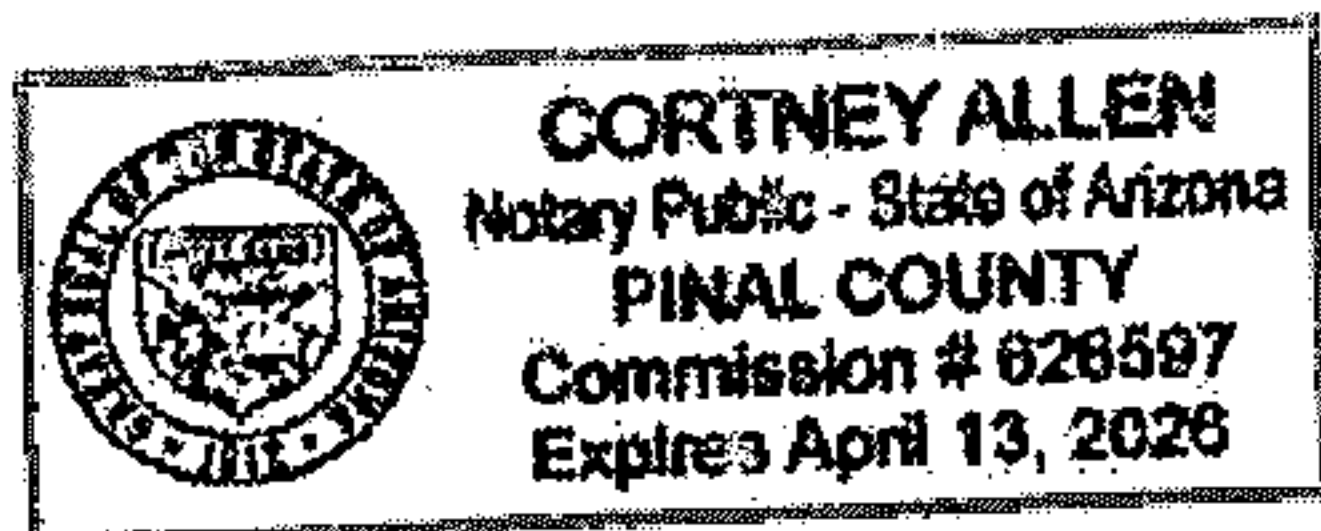
COUNTY OF Maricopa

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Carrie Vost whose name as Authorized Signor of Offerpad SPE Borrower A, 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 31 day of January, 2023.

Curt
Notary Public

My Commission Expires: 4/13/26



File No.: BHM-23-15

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/02/2023 11:27:08 AM
\$155.00 JOANN
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Allen S. Bayl 2