

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:
Samuel De La Mata Ostolaza
2020 Madison Circle
Chelsea, AL 35043

**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 THOUSAND AND 00/100 Dollars (\$300,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **OfferPad Point, LLC, a Delaware limited liability company** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Samuel De La Mata Ostolaza and Ellen M. De La Mata** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 2-50, according to the Plat of Chelsea Park 2, 2nd Sector as recorded in Map Book 34, Page 22 in the Office of the Judge of Probate 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. **\$155,000.00** 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 grantee has inspected and examined the property and is purchasing same based on no representation or warranties expressed or implied, made by grantor, but on his/her/their own judgment.

IN WITNESS WHEREOF, the said OfferPad Point, LLC, a Delaware limited liability company has caused these presents to be executed by Carrie Yost, its authorized signer, who is authorized to execute this conveyance, has hereto set his/her signature and seal, this 14 day of April, 2023.

OfferPad Point, LLC,
a Delaware limited liability company

Carrie Yost
By: _____
Its: Authorized Signer Carrie Yost
Authorized Signer

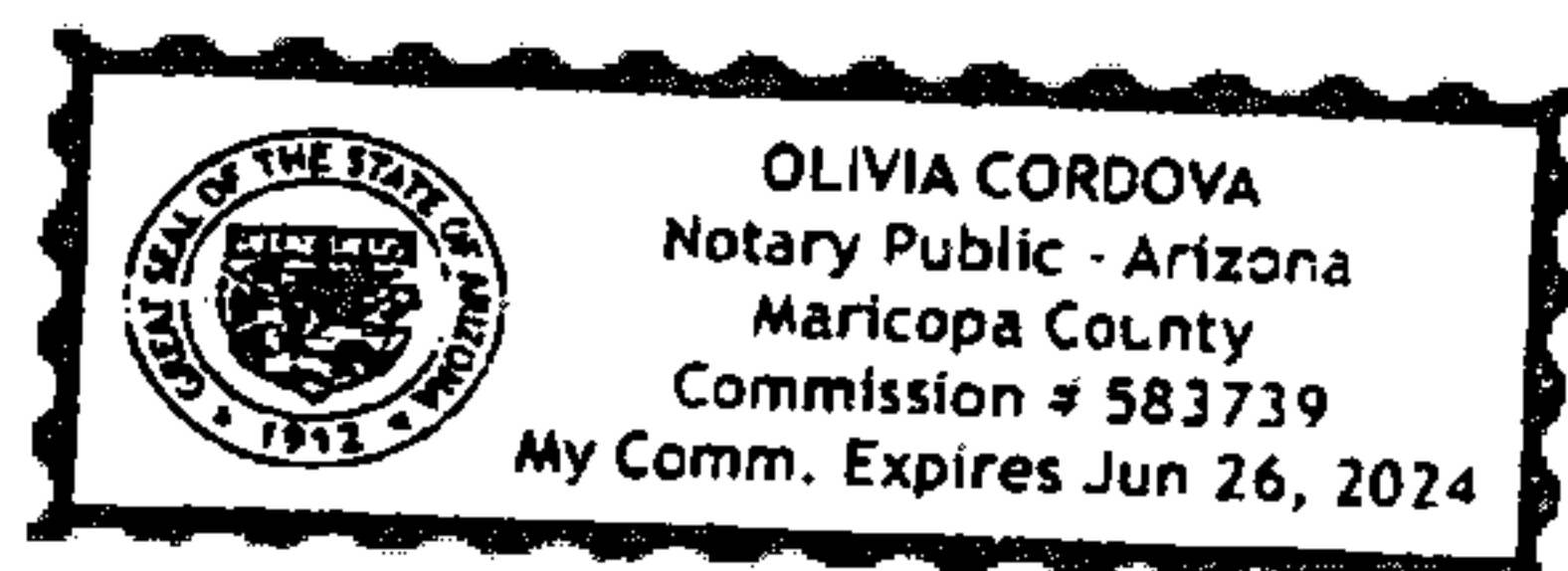
ACKNOWLEDGEMENT

STATE OF ARIZONA)

COUNTY Maricopa)

I, Olivia Cordova, the undersigned, a Notary Public in and for said County, in said State, in said State, hereby certify that Carrie Yost whose name as authorized signer of OfferPad Point, LLC, a Delaware limited liability company is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, he (she), as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14 day of April, 2023.



Olivia Cordova
NOTARY PUBLIC
My Commission Expires: June 26, 2024

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 Point, LLC, a Delaware limited
 liability company
 Mailing Address 2150 East Germann Road
Suite 1
Chandler, AZ 85286

Property Address 2020 Madison Circle
Chelsea, AL 35043

Grantee's Name Samuel De La Mata Ostolaza and Ellen
M. De La Mata
 Mailing Address 2020 Madison Circle
Chelsea, AL 35043
 Date of Sale April, 2023
 Total Purchase Price \$300,000.00
 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 4-14-2023

Print:

Phillip W. Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/17/2023 09:23:43 AM
 \$173.00 BRITTANI
 20230417000108850

Form RT-1

Allen S. Byrd