

E-5231

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:
OfferPad SPE Borrower A, LLC
2150 East Germann Road, Suite 1
Chandler, AZ 85286

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED THIRTY EIGHT THOUSAND AND 00/100 Dollars (\$238,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged **Claire Catherine Black, a married woman, as Personal Representative and individually for The Estate of Linda Louise Schexnayder (AKA Linda Dossey Schexnayder), deceased, Shelby County Probate Case No. PR-2023-000328** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **OfferPad SPE Borrower A, LLC, a Delaware limited liability company** (herein referred to as grantee, whether one or more), the following described real estate situated in **SHELBY County, Alabama**, to-wit:

Lot 35, according to the Resurvey of Lot 7, 8, 23, 34, 35, 36, 37, 38 and 39, Cedar Meadows, as recorded in Map Book 35, Page 4, 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.

The property herein conveyed X is not part of the homestead of the Grantor nor is it part of the homestead of the grantor's spouse as term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or is part of the homestead of the Grantor and the conveyance is joined by both.

Recital: "Claire Catherine Black is one and the same as Claire Catherine Schexnayder."

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said grantee, its successors and assigns forever, that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good and lawful right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Claire Catherine Black, as Personal Representative and individually for The Estate of Linda Louise Schexnayder (AKA Linda Dossey Schexnayder), deceased, Shelby County Probate Case No. PR-2023-000328 has caused these presents to be executed by Claire Catherine Black, its Personal Representative and in her individual capacity, who is authorized to execute this conveyance, has hereto set her signature and seal, this 7 day of June, 2023.

The Estate of Linda Louise Schexnayder (AKA Linda Dossey Schexnayder), deceased, Shelby County Probate Case No. PR-2023-000328

Claire Catherine Black as Personal Rep of Estate of Linda Louise Schexnayder
 By: Claire Catherine Black, as Personal Representative
Claire Catherine Black
 Claire Catherine Black, Individually

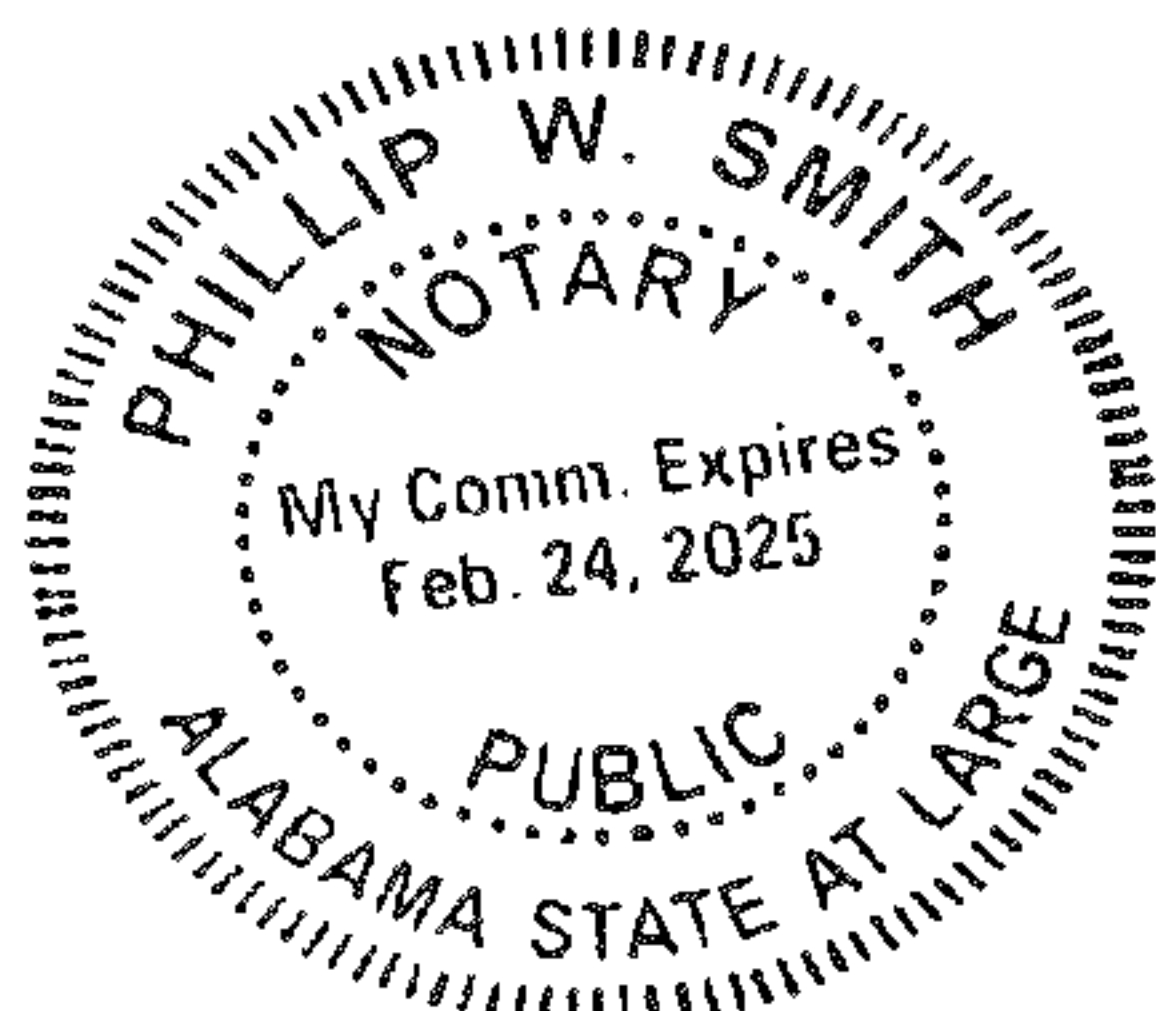
ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY JEFFERSON)

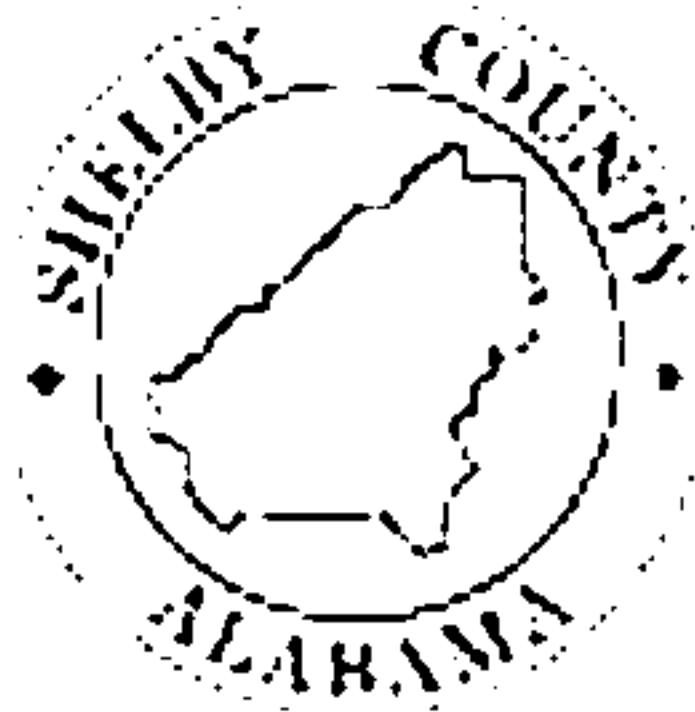
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Claire Catherine Black whose name as Personal Representative and in her individual capacity for The Estate of Linda Louise Schexnayder (AKA Linda Dossey Schexnayder), deceased, Shelby County Probate Case No. PR-2023-000328 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, she as such Personal Representative and in her individual capacity and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7 day of June, 2023.



[Signature]
 NOTARY PUBLIC

My Commission Expires: 02/24/2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/08/2023 10:00:55 AM
 \$270.00 BRITTANI
 20230608000172580

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Linda Louise Schexnayder (AKA Linda Dossey Schexnayder), deceased, Shelby County Probate
 Case No. PR-2023-000328
 Mailing Address 1018 Ashmore Lane
Birmingham, AL 35242

Grantee's Name OfferPad SPE Borrower A, LLC, a Delaware limited liability company
 Mailing Address 2150 East Germann Road
Suite 1
Chandler, AZ 85286

Property Address 305 Meadow Circle
Alabaster, AL 35114

Date of Sale June 7, 2023
 Total Purchase Price \$238,000.00
 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 6-7-2023 Print: Phillip W. Smith

Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one

Form RT-1