

20220613000235070
06/13/2022 12:13:50 PM
DEEDS 1/3

When Recorded Mail to:

OS NATIONAL
RECORDING DEPT
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Messages To:

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD SUITE 1600
TEMPE, AZ 85281

WARRANTY DEED

For good consideration in the amount of Three Hundred Three Thousand one Hundred and 00/100 Dollars (\$303,100.00), I (we) **SARAH ZAHN, F/K/A SARAH G. SANSOM AND ALEXANDER W. ZAHN, WIFE AND HUSBAND**, whose mailing address is 4622 BURNINGTREE LANE , PELHAM, AL 35124, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, whose mailing address is 410 N SCOTTSDALE RD SUITE 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 24, BLOCK 2, ACCORDING TO THE SURVEY OF WOODDALE, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 133, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

APN: 117364002029000

Property Address: 4622 BURNINGTREE LANE, PELHAM, AL 35124

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 27 day of May, 2022.

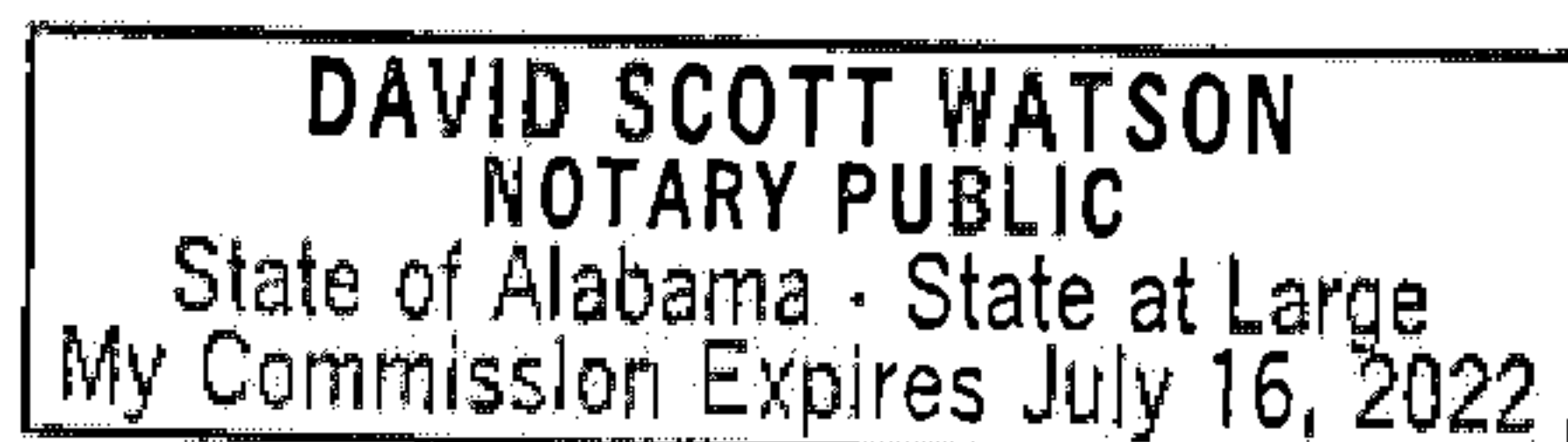
Sarah Zahn F/K/A Sarah G. Sansom
SARAH ZAHN,
F/K/A SARAH G. SANSOM

Alexander W. Zahn
ALEXANDER W. ZAHN

STATE OF ALABAMA
COUNTY OF Shelby

} SS.

I, David Scott Watson, a Notary Public, hereby certify that **SARAH ZAHN, F/K/A SARAH G. SANSOM AND ALEXANDER W. ZAHN**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 27 day of May, 2022.



[Signature]
Notary Public

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name SARAH G. ZAHN
 Mailing Address ALEXANDER W. ZAHN

Grantee's Name OPENDOOR PROPERTY TRUST I
 Mailing Address 410 N. Scottsdale Rd., Suite 1600
Tempe, AZ 85281

Property Address 4622 Burningtree Lane
Pelham, AL 35124

Date of Sale _____

Total Purchase Price \$ 303100.00

or

Actual Value \$ _____

or

Assessor's Market Value \$ _____

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/13/2022 12:13:50 PM
 \$332.50 JOANN
 20220613000235070



The purchase price or actual value *See S. Byrd* is 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 5-27-2022

Print Sarah G. Zahn and Alexander W. Zahn

Unattested

[Signature]
 (verified by)

Sign

[Signature] *[Signature]*
 (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1