

20220719000283620
07/19/2022 08:48:31 AM
DEEDS 1/3

When Recorded Mail to:

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

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:

JAMIE ALLYNN WILLIAMS
578 CAHABA MANOR DRIVE
PELHAM, AL 35124

WARRANTY DEED

For good consideration of **(\$204,000.00) Two Hundred Four Thousand and 00/100 DOLLARS**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, whose mailing address is 410 N. SCOTTSDALE RD. SUITE 1600, TEMPE, AZ 85281, hereby bargain, deed and convey to **JAMIE ALLYNN WILLIAMS, AN UNMARRIED PERSON**, whose mailing address is 578 CAHABA MANOR DRIVE , PELHAM, AL 35124, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 31, ACCORDING TO THE SURVEY OF CROSSCREEK COVE TOWNHOMES, AS RECORDED IN MAP BOOK 33, PAGE 13, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

APN: 131122005031000

Property Address: 578 CAHABA MANOR DRIVE, PELHAM, AL 35124

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$191,800.00 in favor of InterLinc Mortgage Services, LLC.

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.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 30th day of June, 2022.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: [Signature] (SEAL)
Printed Name: Sarah Groh
Title: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

I, Zyrion Lee, the undersigned Notary Public in and for said State and County, hereby certify that Sarah Groh, whose name as Authorized Signatory of Opendoor Labs, Inc., Trust Manager of Opendoor Property Trust I, a Delaware statutory trust, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the trust on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]



[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01-15-2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/19/2022 08:48:31 AM
 \$40.50 JOANN
 20220719000283620

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name	OPENDOOR PROPERTY TRUST I, a Delaware statutory trust	Grantee's Name	Jamie Allynn Williams
		Mailing Address	578 Cahaba Manor Drive Pelham, AL 35124
Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281	Date of Sale	June 30, 2022
		Total Purchase Price	\$204,000.00sales
Property Address	578 Cahaba Manor Drive, Pelham, AL 35124578 Cahaba Manor Drive	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 June 30, 2022

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/**Agent**) circle one