

When Recorded Mail to:

OS NATIONAL
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:

ERIN MACKENZIE GEARHART AND
MICHAEL JOE GEARHART AND
KIMBERLY ANN GEARHART
157 ROCKY RIDGE DRIVE
HELENA, AL 35080

WARRANTY DEED

For good consideration of **\$193,000.00**, 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 **ERIN MACKENZIE GEARHART, SINGLE**, whose mailing address is 157 ROCKY RIDGE DRIVE, HELENA, AL 35080, **AND MICHAEL JOE GEARHART AND KIMBERLY ANN GEARHART, HUSBAND AND WIFE, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 710 PIGEON CREEK DR., DAWSONVILLE, GA 30534, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 65, ACCORDING TO THE SURVEY OF ROCKY RIDGE TOWNHOMES PHASE ONE, AS RECORDED IN MAP BOOK 22, PAGE 132, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13-8-28-1-004-065.000

Property Address: 157 ROCKY RIDGE DRIVE, HELENA, AL 35080

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager


By: 
Printed Name: **Blake Hardy**
Title: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

This instrument was acknowledged before me on August 18th 2022 by Blake Hardy as Authorized Signatory of Opendoor Labs Inc., as Trust Manager of Opendoor Property Trust I, a Delaware statutory trust.

[Affix Notary Seal]




SIGNATURE OF NOTARY PUBLIC

My commission expires: 11-24-2024

When Recorded Return To:

VALERI COCKERHAM
OS NATIONAL, LLC - DEPT. 15
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096

479237

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,	Grantee's Name	Erin Mackenzie Gearhart and
Mailing Address	a Delaware statutory trust		Michael Joe Gearhart & Kimberly Ann
	410 N Scottsdale Rd, Ste 1600		Gearhart
	Tempe, AZ 85281	Mailing Address	157 Rocky Ridge Drive
			Helena, AL 35080
Property Address	157 Rocky Ridge Drive,	Date of Sale	August 18, 2022
	Helena, AL 35080	Total Purchase Price	\$193,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/19/2022 11:24:17 AM
 \$222.00 JOANN
 20220819000326500

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 August 18, 2022Print OS National☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one