

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 490973

**This Instrument Prepared By:**  
CHARLES YOW II, ESQ.  
o/b/o BC LAW FIRM, P.A.  
1300 VAN BUREN AVE 112  
OXFORD, MS 38655

**Send Tax Notices to:**  
MELINDA E. LEDFORD AND CHAD A. LEDFORD  
1028 SPRINGFIELD DRIVE  
CHELSEA, AL 35043

**This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$257,450.00 in favor of Assurance Financial Group, LLC.**

#### **WARRANTY DEED**

For good consideration of **TWO HUNDRED SEVENTY-ONE THOUSAND DOLLARS (\$271,000.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD SUITE 400, TEMPE, AZ 85281, hereby bargain, deed and convey to **MELINDA E. LEDFORD AND CHAD A. LEDFORD , WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 1028 SPRINGFIELD DRIVE, CHELSEA, AL 35043, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**, to wit:

**LOT 7-261, ACCORDING TO THE PLAT OF CHELSEA PARK, SEVENTH SECTOR, AS RECORDED IN MAP BOOK 37, PAGE 120, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN DECLARATION OF EASEMENT AN MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILE FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC., AND RECORDED AS INSTRUMENT NO. 20061229000634370, (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS DECLARATION).**

APN: 08-9-31-2-007-049-000

**Property Address:** 1028 SPRINGFIELD DRIVE, CHELSEA, AL 35043

THIS CONVEYANCE IS MADE SUBJECT TO any and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

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.

This instrument was prepared without the benefit of a title examination.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 31 day of October, 2022

**GRANTOR:**

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

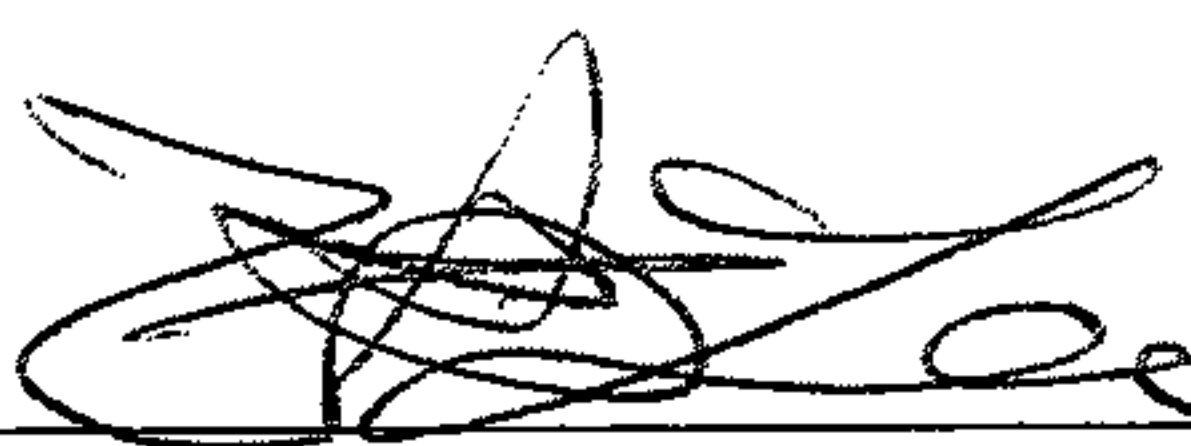
By:  (SEAL)  
Printed Name: Sarah Payne  
Title: Authorized Signatory

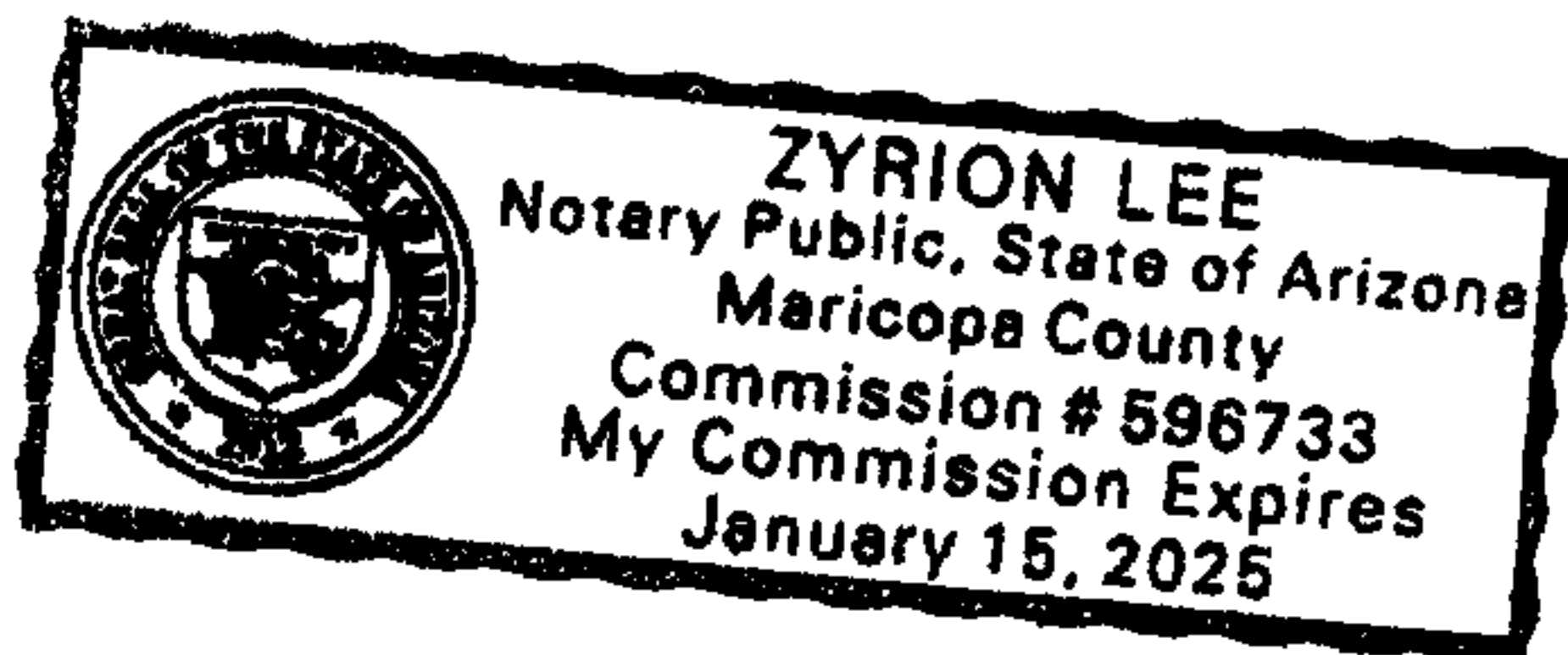
STATE OF Arizona  
COUNTY OF Maricopa

I, Zyrion Lee, the undersigned Notary Public in and for said State and County, hereby certify that Sarah Payne, 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 OF NOTARY PUBLIC  
My commission expires: 01-15-2024



**Real Estate Sales Validation Form**

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

Grantor's Name	OPENDOOR PROPERTY TRUST	Grantee's Name	Melinda E. Ledford and Chad A. Ledford
Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281	Mailing Address	129 School Road Springfield Drive Chelsea, AL 35043

Property Address	1028 Springfield Drive, Chelsea, AL 35043	Date of Sale	October 31, 2022
		Total Purchase Price	\$271,000.00sales
		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  
11/01/2022 02:21:10 PM  
\$45.00 JOANN  
20221101000409920

*Allen S. Boyd*

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 October 31, 2022

Print OS National

Unattested

Sign

(verified by)

*[Handwritten Signature]*

(Grantor/Grantee/Owner/Agent) circle one