

20230301000056230
03/01/2023 01:25:47 PM
DEEDS 1/3

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 505702

Send Tax Notices to:
SAUNDRA PHILLIPS GILBERT
157 VILLAGE DRIVE
CALERA, AL 35040

This Instrument Prepared By:
THOMAS H. CLAUNCH III, ESQ.
o/b/o BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

WARRANTY DEED

Executed this 28 day of February, 2023, for good consideration of One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00), 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 **SAUNDRA PHILLIPS GILBERT, A SINGLE WOMAN**, whose mailing address is 157 VILLAGE DRIVE, CALERA, AL 35040, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 15 ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 4 AS RECORDED IN MAP BOOK 33 PAGE 86 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 227352002087000

Property Address: 157 VILLAGE DRIVE, CALERA, AL 35040

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

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.

This Warranty Deed is being recorded in conjunction with a Mortgage in the amount of \$191,919.00 in favor of Ark-La-Tex Financial Services, LLC ISAOA/ATIMA.

WITNESS the hands and seal of said Grantor(s) this 28 day of February, 2023.

20230301000056230 03/01/2023 01:25:47 PM DEEDS 2/3

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 28 day of February, 2023

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: [Signature] (SEAL)
Printed Name: Christina Thornton
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 Christina Thornton, 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



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,**
 Mailing Address **a Delaware statutory trust**
410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Grantee's Name **Saundra Phillips Gilbert**
 Mailing Address **157 Village Drive, Calera, AL**
35040

Property Address **157 Village Drive, Calera, AL**
35040

Date of Sale **February 28, 2023**

Total Purchase Price **\$190,000.00**

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
 03/01/2023 01:25:47 PM
 \$29.00 JOANN
 20230301000056230

The purchase price or actual value claimed *Allen S. Bayl* 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 **February 28, 2023**

Print **OS National**

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one