20211230000612830
12/30/2021 08:53:31 AM
DEEDS 1/4

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT RAY LANDERS, a widower, and as to his life estate interest (herein, "Grantor"), whose address is 625 Oxford Rd. Lincoln, AL 35096, for and in consideration of THREE HUNDRED FORTY-FIVE THOUSAND FIVE HUNDRED AND 00/100 Dollars ($345,500.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust (herein, "Grantee"), whose address is 410 N. Scottsdale Road, Suite 1600, Tempe, AZ 85281, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2940 Summerwood Circle, Hoover, AL 35242

SOURCE OF TITLE: Instrument Number 20211027000520620

PROPERTY ID: 10-1-02-0-009-008.000

REAL PROPERTY TAX: $ 0 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, 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.

AND, except as to the above and the taxes hereafter falling due, Grantor, for Grantor and Grantor's heirs and personal representatives, hereby covenants with the said Grantee and Grantee's assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property constitutes the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 22 day of Dec, 2021

GRANTOR:

Ray Landers (SEAL)
RAY LANDERS

STATE OF Alabama
COUNTY OF Talladega

I, Geneva Wilkerson undersigned Notary Public in and for said State and County, hereby certify that RAY LANDERS, a widower, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of Dec, 2021.

[Affix Notary Seal]

GENEVA WILKERSON NOTARY PUBLIC ALABAMA STATE AT LARGE

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

This instrument was prepared by:

JOEY N. OFORI, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

OS NATIONAL, LLC - DEPT. 15
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
393804

The Grantee's address is:

OPENDOOR PROPERTY TRUST I,
A DELAWARE STATUTORY TRUST
410 N. SCOTTSDALE ROAD, SUITE 1600
TEMPE, AZ 85281

EXHIBIT A

[Legal Description]

STREET ADDRESS: 2940 Summerwood Circle, Hoover, AL 35242
COUNTY: Shelby
CLIENT CODE: 393804
TAX PARCEL ID/APN: 10-1-02-0-009-008-000

LOT 8, ACCORDING TO THE AMENDED MAP OF SUMMERWOOD SUBDIVISION, AS RECORDED IN MAP BOOK 20, PAGE 68, IN THE JUDGE OF PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Said property being the same property conveyed by Quitclaim Deed from DEBRA FAYE ALLEN, A MARRIED WOMAN to RAY LANDERS (WIFE KATHRYN B. LANDERS-DECEASED), recorded October 27, 2021, at Instrument No. 20211027000520620, of the Real Property Records of Shelby County, Alabama.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	RAY LANDERS	Grantee's Name	OPENDOOR PROPERTY TRUST I
Mailing Address	~~2036 Knollwood Place~~ 625 OXFORD RD ~~Birmingham, AL 35242~~ LINCOLN, AL 35096	Mailing Address	410 N. SCOTTSDALE ROAD SUITE 1600 TEMPE, AZ 85281
Property Address	2940 Summerwood Circle Hoover, AL 35242	Date of Sale	12/23/2021
		Total Purchase Price	$ 345,500.00
		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 Dec 22 2021 Print RAY LANDERS

X Unattested _____ (verified by) Sign Ray Landers (Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
12/30/2021 08:53:31 AM
$376.50 KIMBERLY
20211230000612830

Alex S. Boyd