

When Recorded Mail to:

OS NATIONAL
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:

OPENDOOR PROPERTY J LLC
410 N SCOTTSDALE RD, STE 1600
TEMPE, AZ 85281

WARRANTY DEED

For good consideration in the amount of Three Hundred Sixty-Nine thousand three Hundred and 00/100 Dollars (\$369,300.00), I (we) **CHRISTOPHER ALLEN HUNTER AND NICHOLE HUNTER, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 3825 LORNA RD, SUITE 228, HOOVER, AL 35244, hereby bargain, deed and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose mailing address is 410 N SCOTTSDALE RD, STE 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 38, ACCORDING TO THE SURVEY OF WOODVALE AS RECORDED IN MAP BOOK 12, PAGES 21 AND 22 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 138271002058000

Property Address: 6058 WOODVALE CIRCLE, HELENA, AL 35080

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.

WITNESS the hands and seal of said Grantor(s) this 4 day of march, 2022.

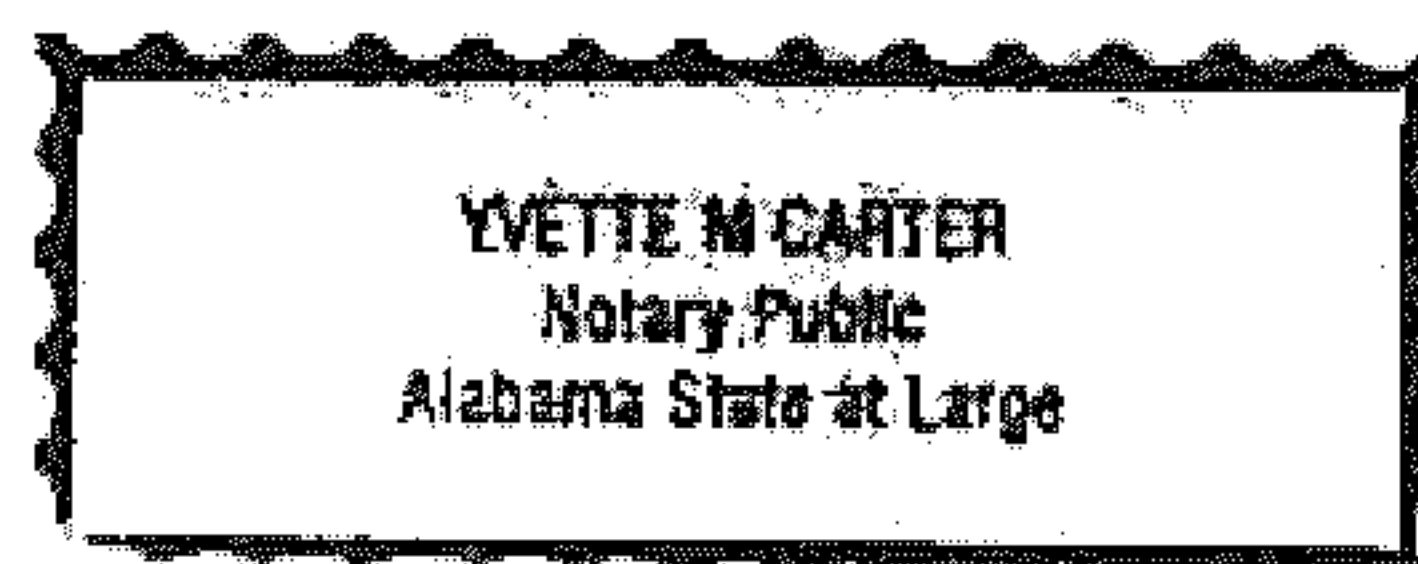
Christopher Allen Hunter
CHRISTOPHER ALLEN HUNTER

Nichole Hunter
NICHOLE HUNTER

STATE OF ALABAMA
COUNTY OF Telford

} ss.

I, Yvette M. Carter, a Notary Public, hereby certify that CHRISTOPHER ALLEN HUNTER AND NICHOLE HUNTER, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 4 day of march, 2022.



Yvette M. Carter
Notary Public
Commission Expires 10/29/22

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	<u>Christopher Allen Hunter & Nichole Hunter</u>	Grantee's Name	<u>Opendoor Property J LLC</u>
Mailing Address	<u>3825 Loma Rd., Suite 228</u>	Mailing Address	<u>410 N Scottsdale Rd, Ste 1600</u>
	<u>Hoover, AL 35244</u>		<u>Tempe, AZ 85281</u>
Property Address	<u>6058 Woodvale Circle</u>	Date of Sale	<u>3/4/2022</u>
	<u>Helena, AL 35080</u>	Total Purchase Price	<u>\$ 369,300.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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	☐ 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 3/4/2022

Print Christopher Allen Hunter Nichole Hunter

☐ Unattested

Sign [Signature] [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

WITNESS the hands and seal of said Grantor(s) this 4 day of MARCH, 2022.

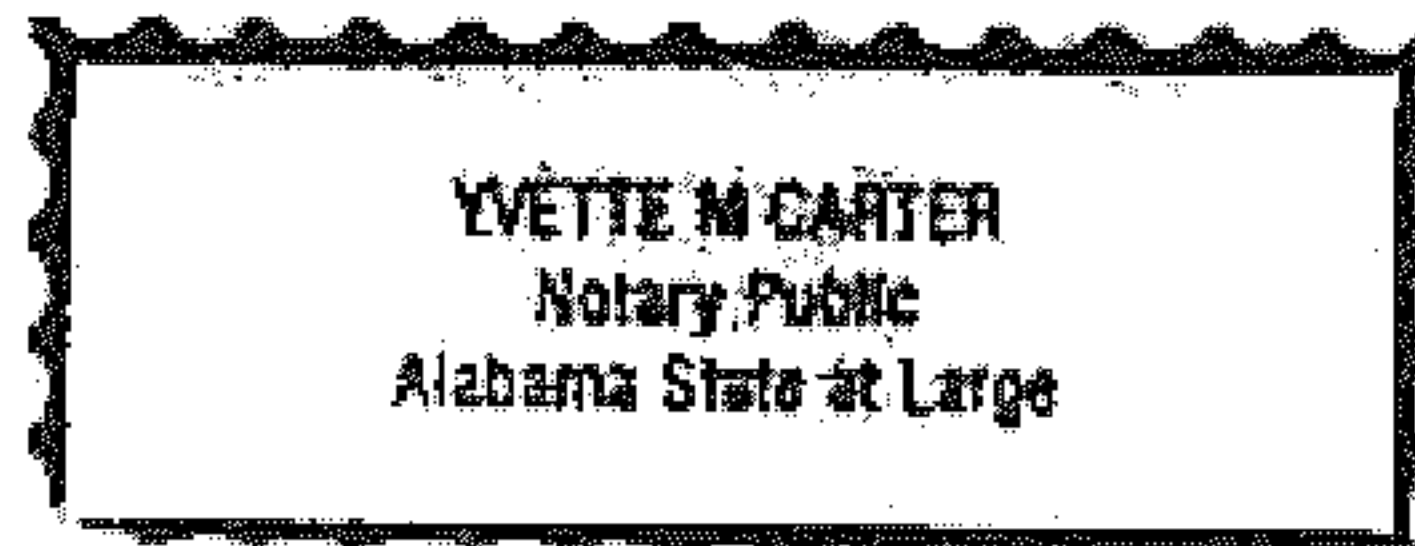

CHRISTOPHER ALLEN HUNTER


NICHOLE HUNTER

STATE OF ALABAMA
COUNTY OF Telfer

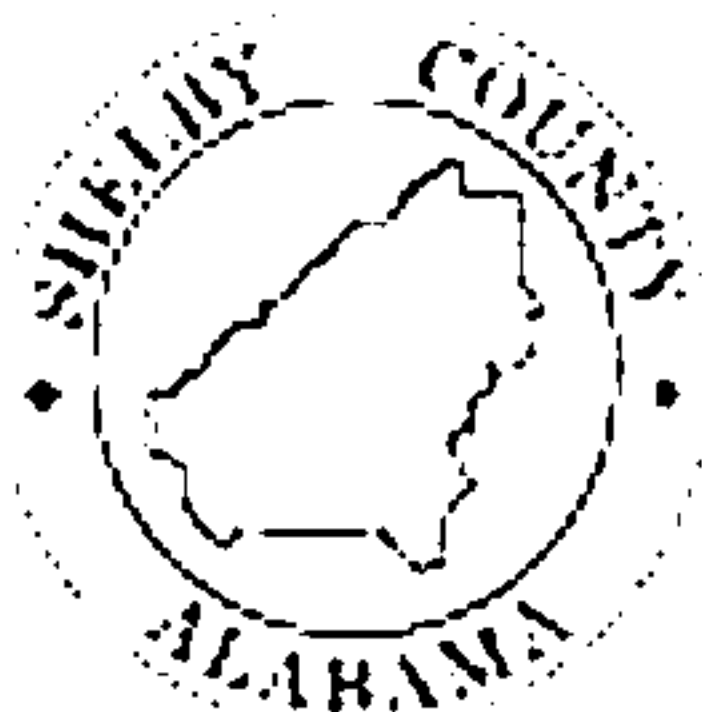
} SS.

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Notary Public
Commission expires 10/31/22

2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/10/2022 11:11:23 AM
\$400.50 BRITTANI
20220310000099860

Allen S. Bayl