

20220322000116680
03/22/2022 10:43:29 AM
DEEDS 1/4

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, A DELAWARE LIMITED LIABILITY COMPANY
410 N SCOTTSDALE RD., SUITE 1600
TEMPE, AZ 85281

WARRANTY DEED

For good consideration, I (we) **V.L. WOOD, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE WOOD LIVING TRUST, DATED MARCH 2, 2006, AND ANY AMENDMENTS THERETO**, whose mailing address is 135 KEENELAND GREEN, PELHAM, AL 35124, hereby bargain, deed and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose mailing address is 410 N SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**; to wit:

LOT 39 ACCORDING TO THE SURVEY OF CAMBRIDGE POINTE, FIRST SECTOR AS RECORDED IN MAP BOOK 17, PAGE 59, SHELBY COUNTY, ALABAMA RECORDS. SUBJECT TO TAXES, RESTIRCTIONS, RIGHTS-OF-WAY, EXCEPTIONS, CONDITIONSM CONVENANTS AND EASEMENTS OF RECORD.

APN: 232101006039000

Property Address: 117 CAMBRIDGE POINTE DRIVE, ALABASTER, AL 35007

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 GRANTEE, 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 16th day of March, 2022.

V.L. Wood Trustee

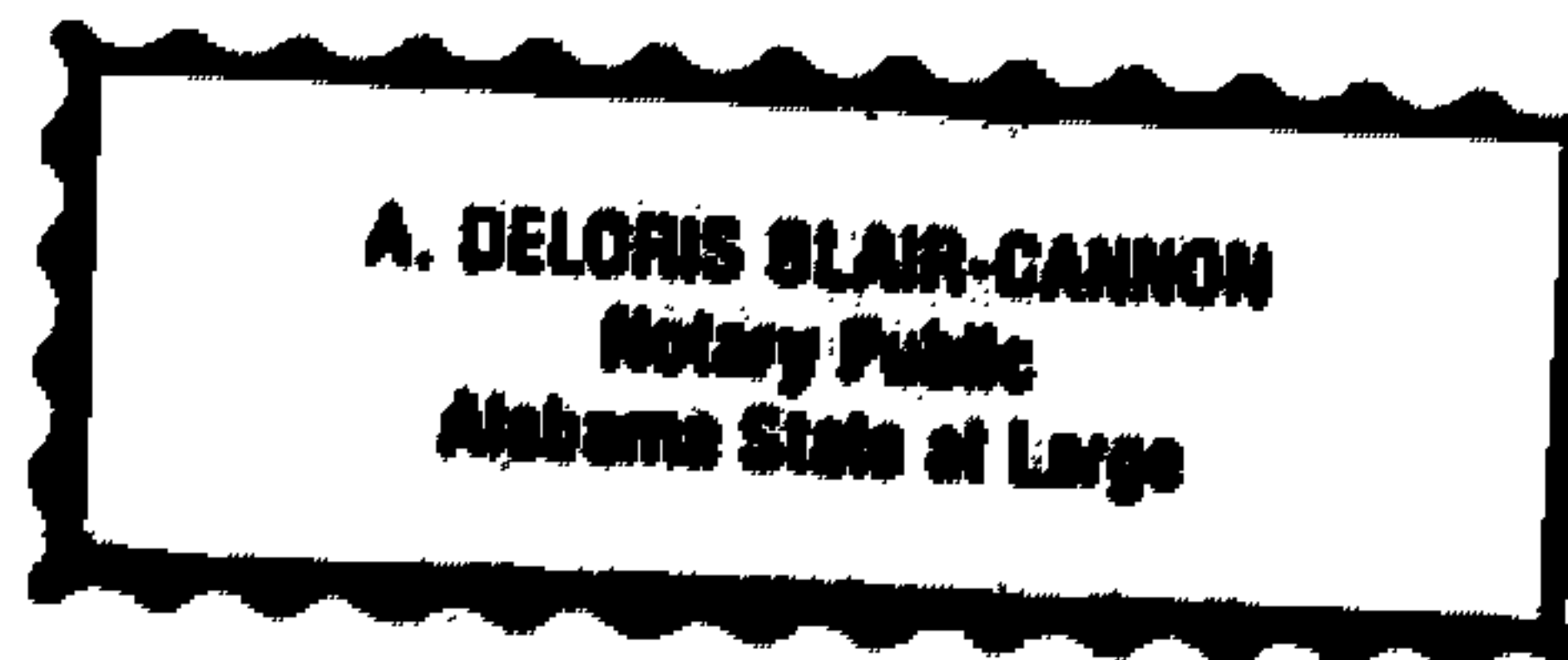
V.L. WOOD, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE WOOD LIVING TRUST, DATED MARCH 2, 2006

STATE OF ALABAMA
COUNTY OF

} SS.

1. A. Deloris Blair Cannon Notary Public, hereby certify that V.L. WOOD, TRUSTEE, OR HIS SUCCESSORS IN TRUST, UNDER THE WOOD LIVING TRUST, DATED MARCH 2, 2006, 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 16th day of March, 2022.

A. Deloris Blair Cannon
Notary Public



Nov. 6, 2023

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Certificate of Trust

The undersigned Trustor and Trustee hereby certify the following:

1. This Certificate of Trust refers to the WOOD LIVING TRUST, dated March 2, 2006, and any amendments thereto, executed by V.L. WOOD as Trustor. Property to be titled in this trust should be transferred to V.L. WOOD, Trustee, or his successors in trust, under the WOOD LIVING TRUST, dated March 2, 2006.
2. The address of the Trustor is 2195 Smokey Road, Alabaster, AL 35007.
3. The initial Trustee of the Trust is:

V.L. WOOD
4. The present Trustee is:

V.L. WOOD
2195 Smokey Road
Alabaster, AL 35007
5. My Trust is a grantor trust under the provisions of Sections 673-677 of the Code. My Social Security Number is 417-78-1706 and may be used as the tax identification number for my Trust.
6. If any of the following is serving as a Co-Trustee of any Trust under my Trust Agreement, such Co-Trustee may make decisions and bind my Trust in the exercise of all powers and discretion granted to the Trustees without the consent of any other Trustee:

V.L. WOOD
7. My Trustee under my Trust Agreement is authorized to acquire, sell, convey, encumber, lease, borrow, manage and otherwise deal with interests in real and personal property in my Trust name. My Trustee shall have full banking powers, including the power to open, close, or modify accounts or other banking arrangements, including, but not limited to, safe deposit boxes, savings, checking, and CD accounts. My Trustee shall have the power to buy, sell and trade in securities of any nature, including options, futures contracts, short sales, and for such purposes, may maintain and operate margin accounts with brokers, and may pledge any securities held or purchased by my Trustee with such brokers as security for loans and advances made to my Trustee.
8. My Trust is revocable and V.L. WOOD holds the power to revoke the Trust. My Trust, executed on March 2, 2006, currently exists, has not been revoked, modified, or amended in any manner that would cause the representations contained in this certification of trust to be incorrect. There have been no amendments limiting the powers of my Trustee over trust property.

Certificate of Trust

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

Grantor's Name V.L. Wood, Trustee, or His Successors in Trust. Grantee's Name Opendoor Property J LLC
 Under The Wood Living Trust. Dated March 2, 2006 Mailing Address 410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281
 Mailing Address 117 Cambridge Pointe Drive
Alabaster, AL 35007

Property Address 117 Cambridge Pointe Drive
Alabaster, AL 35007

Date of Sale March 15, 2022Total Purchase Price \$205,500.00

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
 03/22/2022 10:43:29 AM
 \$236.50 BRITTANI
 20220322000116680

Alvin S. Byrd

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 March 16,Print OS National☒ Unattested

Alvin S. Byrd
 (verified by)

Sign *[Signature]*(Grantor/Grantee/Owner/Agent) circle one