

When Recorded Mail to:

OS NATIONAL
3097 SATELLITE BLVD, BLDG 700 STE 400
DULUTH, GA 30097

Prepared By:

THOMAS H. CLAUNCH III, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

Send Tax Messages To:

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

WARRANTY DEED

For good consideration, I (we) **CODY A. SIMMONS AND BRITTNEY SIMMONS, HUSBAND AND WIFE**, whose mailing address is 186 STONECLIFF CIRCLE, PELHAM, AL 35124, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, 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 113, according to the Survey of The Cottages at Stonehaven, Second Addition, Phase Two, as recorded in Map Book 24, Page 74, in the Probate Office of Shelby County, Alabama.

APN: 13-6-23-4-004-034-000

Property Address: 186 STONECLIFF CIRCLE, PELHAM, AL 35124

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 24 day of March, 2022.



CODY A. SIMMONS



BRITTNEY SIMMONS

STATE OF ALABAMA
COUNTY OF Shelby

} SS.

I, David Scott Watson, a Notary Public, hereby certify that **CODY A. SIMMONS AND BRITTNEY SIMMONS** 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 24 day of March, 2022.



Notary Public

DAVID SCOTT WATSON
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires July 16, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2022 03:01:59 PM
\$269.00 BRITTANI
20220329000127720

20220329000127720 03/29/2022 03:01:59 PM DEEDS 3/3

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name CODY A. SIMMONS
Mailing Address 186 Stonecliff Circle
Pelham, AL 35124

Grantee's Name OPENDOOR PROPERTY TRUST I
Mailing Address 410 N. Scottsdale Rd., Suite 1600
Tempe, AZ 85281

Property Address 186 Stonecliff Circle
Pelham, AL 35124

Date of Sale 03/25/2022
Total Purchase Price \$ 240,700.00

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 3-24-2022

Print Cody A Simmons

Unattested *[Signature]*
(verified by)

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

Print Form

Form RT-1