

20220408000145050
04/08/2022 08:39:19 AM
DEEDS 1/3

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

WARRANTY DEED

For good consideration, I (we) **CLINT STINSON, A SINGLE PERSON**, whose mailing address is 413 BALLANTRAE ROAD, 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 1429, ACCORDING TO THE FINAL PLAT OF BRAEMAR AT BALLANTRAE, PHASE I, AS RECORDED IN MAP BOOK 37, PAGE 70 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY. ALABAMA.

APN: 14-8-27-3-003-013-000

Property Address: 413 BALLANTRAE ROAD, 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 2nd day of April, 2022

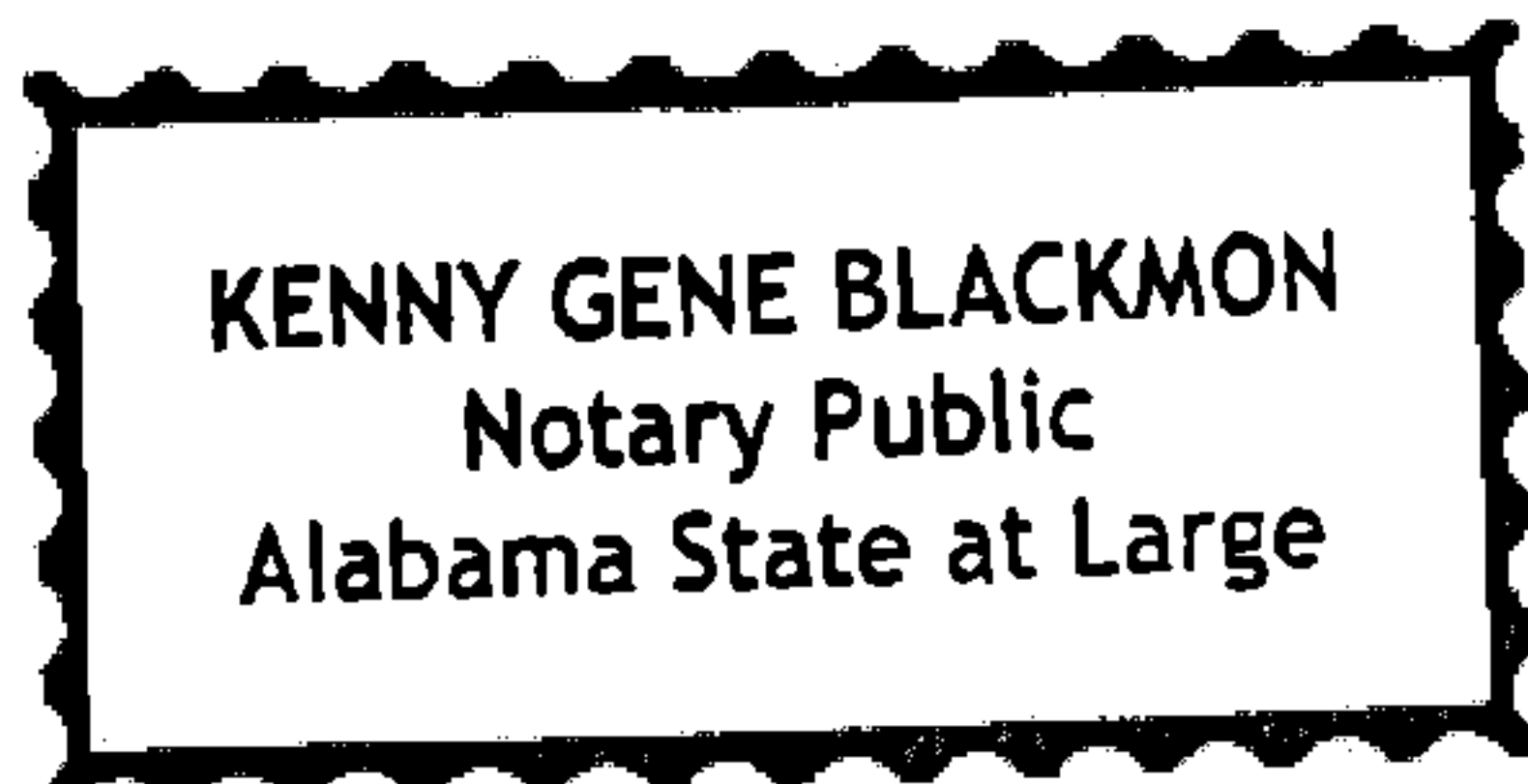

CLINT STINSON

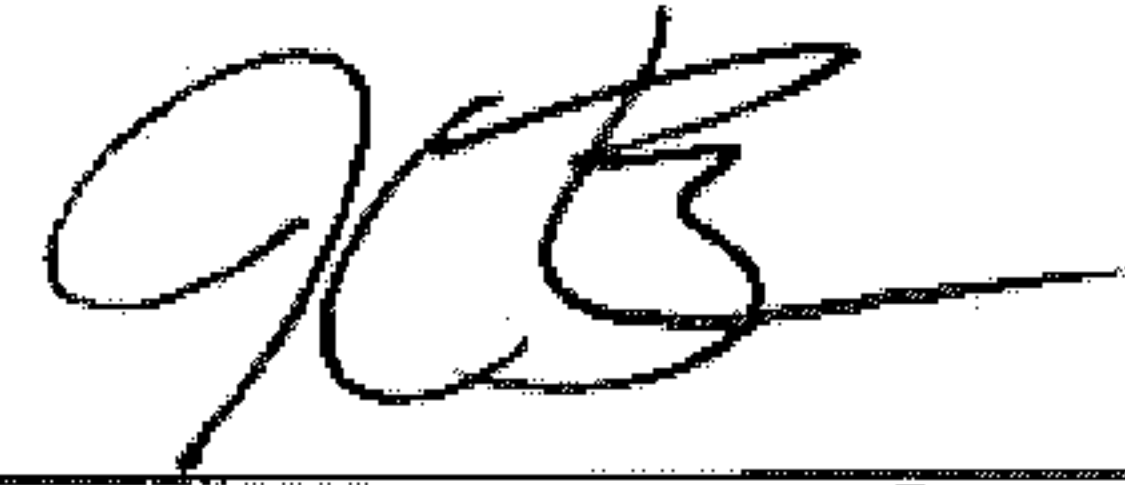
STATE OF ALABAMA

COUNTY OF Shelby

} SS.

I, Kenny Gene Blackmon, a Notary Public, hereby certify that CLINT STINSON, 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 2nd day of April, 2022.




Notary Public Kenny Gene Blackmon

My Commission Expires
7/23/2024

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

Grantor's Name Clint Stinson
Mailing Address 413 Ballantrae Road
 Pelham, AL 35124

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

Property Address 413 Ballantrae Road
 Pelham, AL 35124

Date of Sale April 5, 2022

Total Purchase Price \$339,200.00

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
 04/08/2022 08:39:19 AM
 \$367.50 CHERRY
 20220408000145050

Alvin S. Boyd

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 April 7, 2022

Print OS National

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified by)
Wendy Gene Blackburn

Form RT-1