

20220415000155970
04/15/2022 10:24:22 AM
DEEDS 1/3

When Recorded Mail to:

OS NATIONAL
3097 SATELLITE BLVD, 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) **TROY SLAY, A SINGLE MAN**, whose mailing address is 281 LINK DRIVE, KINGSLAND, TX 78639, 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 74, ACCORDING TO THE SURVEY OF BENT CREEK SUBDIVISION SECTOR 2, PHASE 2, AS RECORDED IN MAP BOOK 47, PAGE 25, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 141121003023000

Property Address: 155 BENT CREEK DRIVE, CHELSEA, AL 35043

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.

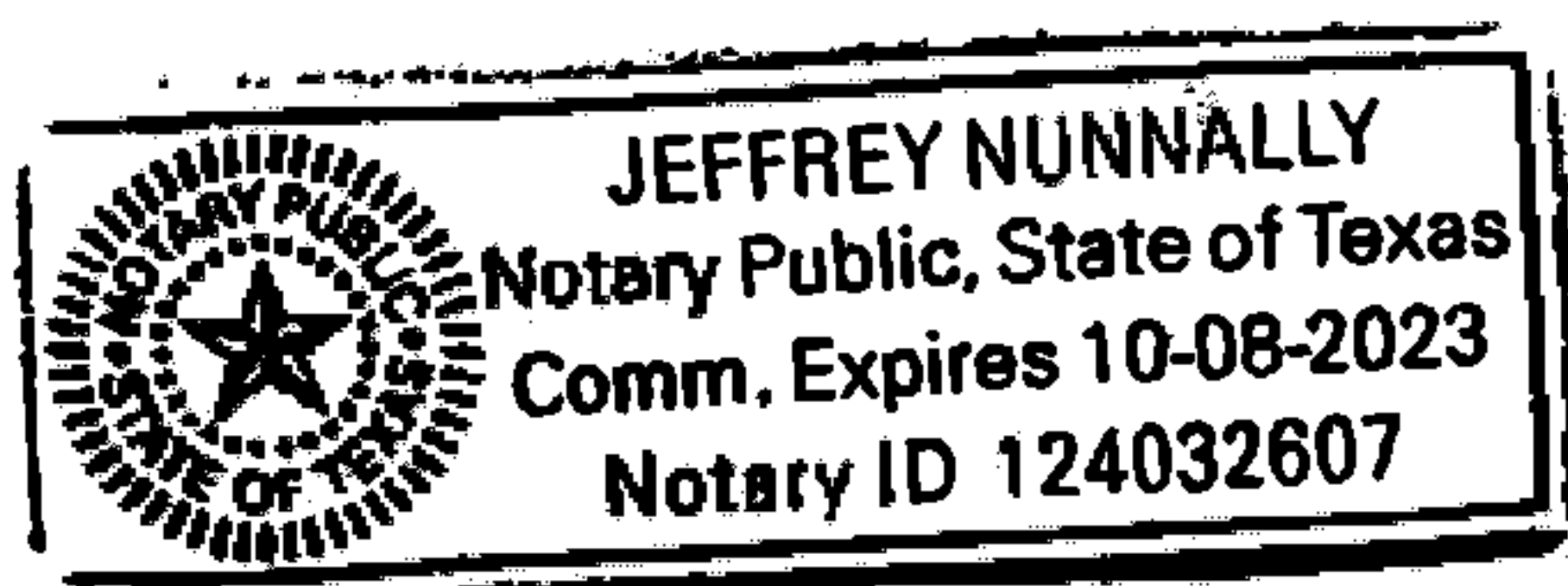
WITNESS the hands and seal of said Grantor(s) this 31 day of March, 2022.

Troy Slay
TROY SLAY

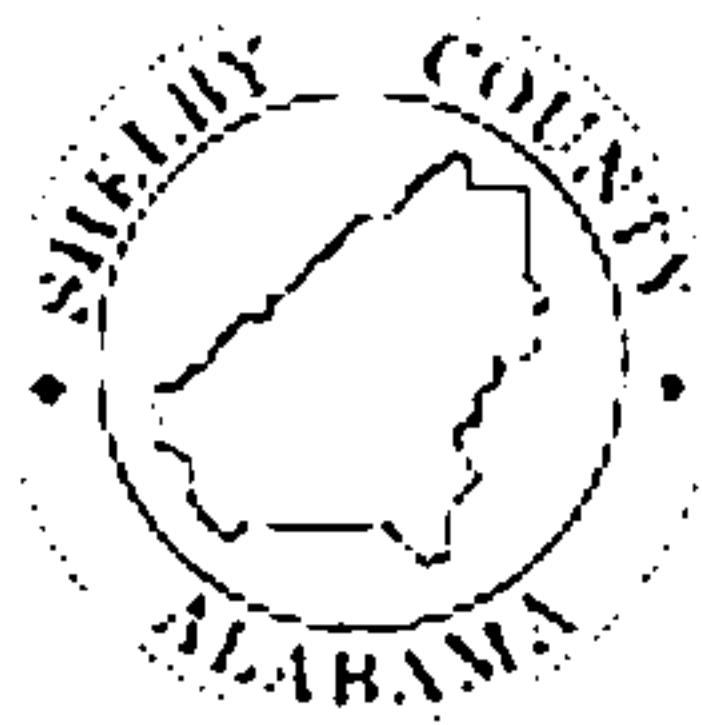
STATE OF ~~ALABAMA~~ ^{am} Texas
COUNTY OF Llano

} SS.

I, Jeffrey Nunnally, a Notary Public, hereby certify that **TROY SLAY**, 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 31st day of March, 2022.



Jeffrey Nunnally
Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/15/2022 10:24:22 AM
 \$524.00 PAYGE
 20220415000155970

Allen S. Byrd

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name	Troy Slay	Grantee's Name	OPENDOOR PROPERTY TRUST I <small>a Delaware statutory trust</small>
Mailing Address	281 Link Drive Kingsland, TX 78639	Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281

Property Address	155 Bent Creek Drive Chelsea, AL 35043	Date of Sale	April 1, 2022 April 4, 2022
		Total Purchase Price	\$495,900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 1, 2022

Print OS National

☐ Unattested
 (verified by)

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