

**When Recorded Mail to:**

OS NATIONAL  
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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,  
410 N SCOTTSDALE RD SUITE 1600  
TEMPE, AZ 85281

## **WARRANTY DEED**

For good consideration in the amount of Three Hundred Twenty- Five Thousand Seven Hundred and 00/100 Dollars (\$325,700.00), I (we) **SETH A. TAYLOR AND TAYLOR F. TAYLOR, HUSBAND AND WIFE**, whose mailing address is 4088 PARK CROSSINGS DRIVE, CHELSEA, AL 35043, 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 1532, CHELSEA PARK 15<sup>TH</sup> SECTOR, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 50, PAGE(S) 62 A AND 62 B, PUBLIC RECORDS OF SHELBY COUNTY, ALABAMA.**

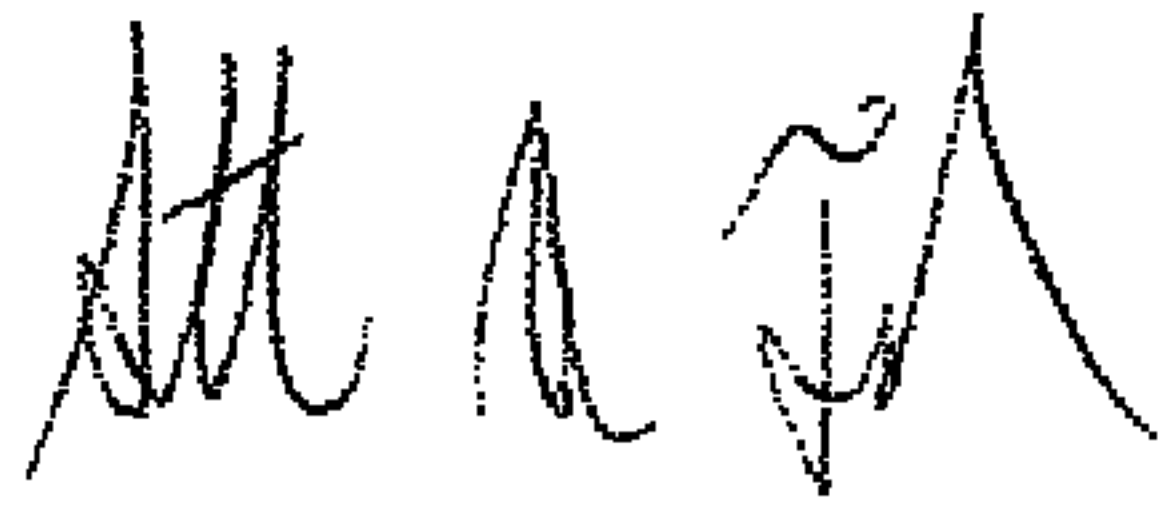
**APN:** 08-9-32-2-003-034-000

**Property Address:** 1031 PARK VIEW 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 18<sup>th</sup> day of April, 2022.



**SETH A. TAYLOR**



**TAYLOR F. TAYLOR,**

STATE OF ALABAMA  
COUNTY OF Shelby

} SS.

I, Frankie Sports, a Notary Public, hereby certify that **SETH A. TAYLOR AND TAYLOR F. TAYLOR**, 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 18<sup>th</sup> day of April, 2022.

Frankie Sports  
Notary Public, Alabama State At Large  
My Commission Expires October 25, 2023

  
Notary Public



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/26/2022 10:29:45 AM  
 \$354.00 PAYGE  
 20220426000170360

*Alex S. Bayl*

### Real Estate Sales Validation Form

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

Grantor's Name SETH A. TAYLOR  
 Mailing Address TAYLOR F. TAYLOR  
4088 Park Crossings Drive  
CHELSEA, AL 35043

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

Property Address 1031 Park View Drive  
Chelsea, AL 35043

Date of Sale 04/18/2022

Total Purchase Price \$ 325,700.00

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

☐ 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 4/18/2022

Print Seth A Taylor Taylor F Taylor

Sign [Signature] Taylor F. Taylor

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1