

Send Tax Notice to:
Crowne Property Acquisitions,
LLC
1950 Greyhound Pass Suite 18-355
Carmel, IN 46033

This Instrument Prepared By:
Robert McNearney

2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: **BHM-22-468i**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED FIFTY THOUSAND AND 00/100 (\$250,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Opendoor Property J, LLC, a Delaware Limited Liability Company** (herein referred to as "Grantor," whether one or more), whose mailing address is

410 North Scottsdale Road, 1600, Tempe, AZ 85281

by **Crowne Property Acquisitions, LLC** (herein referred to as "Grantee"), whose mailing address is

1950 Greyhound Pass, Suite 18-355, Carmel, IN 46033

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1143 Dearing Downs Drive, Helena, AL 35080**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2022 AND THEREAFTER.
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.
MINING AND MINERAL RIGHTS EXCEPTED.

\$0.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, his her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself herself, his her heirs and assigns, covenant with Grantee, his her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee, his her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 10th day of May, 2022.

Opendoor Property J, LLC, a Delaware Limited Liability Company

By: [Signature]
Madeline Valencia, Authorized Signer

State of ~~Alabama~~ ^{SW} Arizona
County of ~~Jefferson~~ ^{SW} Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Madeline Valencia, whose name as **Authorized Signer of Opendoor Property J, LLC**, a/an **Delaware** corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Opendoor Property J, LLC**, on the day the same bears date.

Given under my hand and official seal this 10th day of May, 2022.

[Signature]
Notary Public, State of Arizona
Sara Wilson

Printed Name

My Commission Expires: July 12th 2025

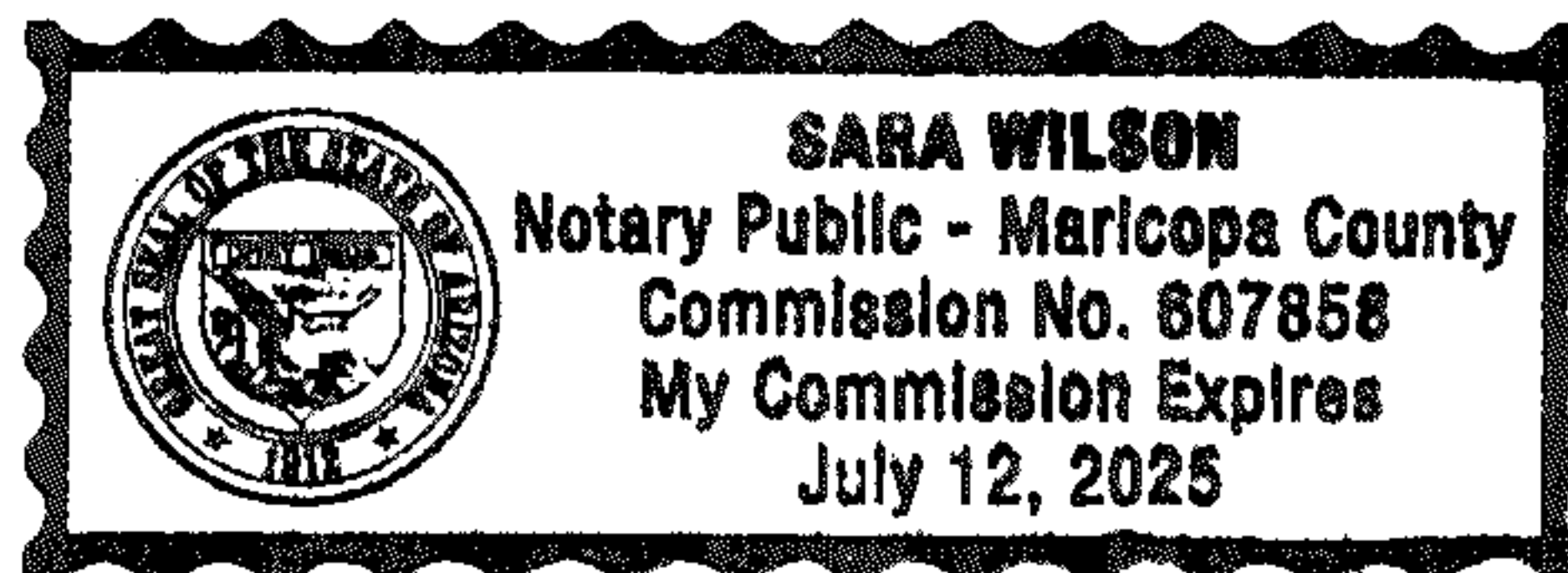


EXHIBIT A

Property 1:

LOT 6, ACCORDING TO THE SURVEY OF DEARING DOWNS, THIRD SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2022 01:36:02 PM
\$278.00 PAYGE
20220510000191900

Allie S. Bayl