

20220606000226900  
06/06/2022 03:33:33 PM  
DEEDS 1/5

STATE OF ALABAMA )

COUNTY OF SHELBY )

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER M. BOGARD and JULIET BOGARD, husband and wife (herein, "Grantor"), whose address is 3036 Bowron Rd., Helena, AL 35080, for and in consideration of THREE HUNDRED FIFTY-THREE THOUSAND EIGHT HUNDRED AND 00/100 Dollars (\$353,800.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust (herein, "Grantee"), whose address is 410 N. Scottsdale Rd., Suite 1600, Tempe, AZ 85281, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3036 Bowron Rd., Helena, AL 35080

SOURCE OF TITLE: Instrument Number 20191203000446850

PROPERTY ID: 13-5-21-1-004-002-000

REAL PROPERTY TAX:     \$    0                      due and payable by December 31<sup>st</sup> of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.


THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantee and Grantee's assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 31 day of May, 2022.

GRANTOR:

 (SEAL)  
Christopher M. Bogard

STATE OF Alabama  
COUNTY OF Shelby

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Christopher M. Bogard, a married man, whose name 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

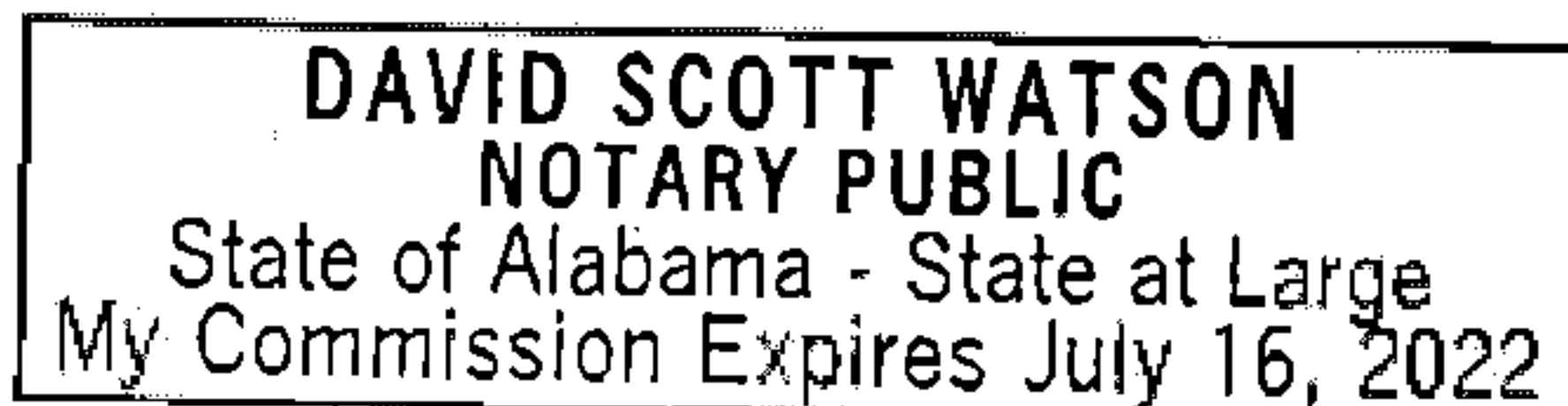
Given under my hand and official seal this 31 day of May, 2022.

[Affix Notary Seal]

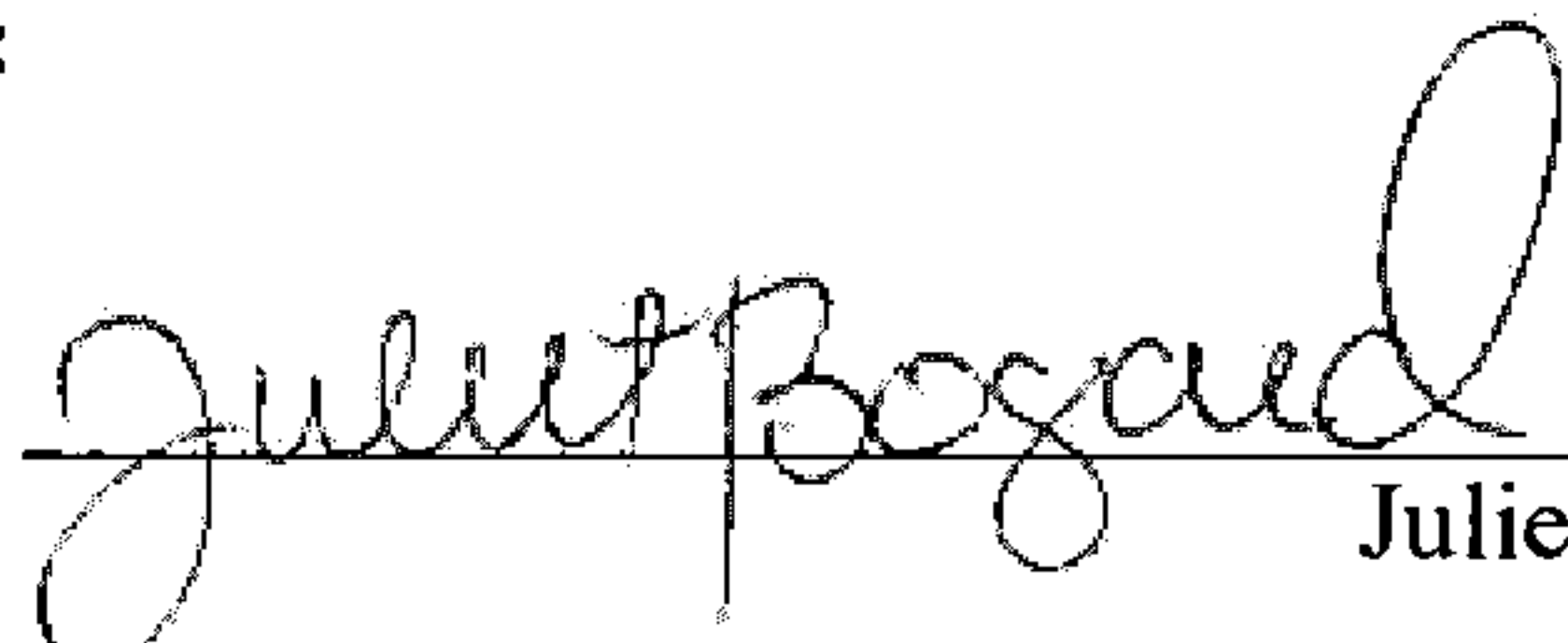


SIGNATURE OF NOTARY PUBLIC

My commission expires: July 16, 2022



GRANTOR:

 (SEAL)  
Juliet Bogard

STATE OF Alabama  
COUNTY OF Shelby

I, David Scott Watson, the undersigned Notary Public in and for said State and County, hereby certify that Juliet Bogard, a married woman, whose name 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 said conveyance, said person executed the same voluntarily on the day the same bears date.

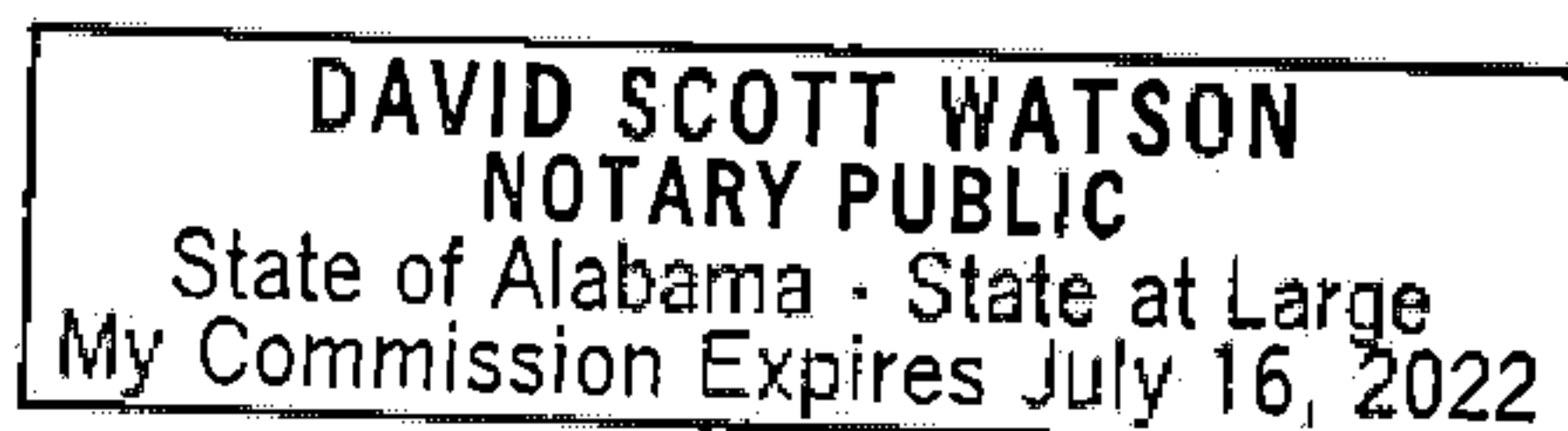
Given under my hand and official seal this 31 day of May, 2022.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC

My commission expires: July 16, 2022



20220606000226900 06/06/2022 03:33:33 PM DEEDS 3/5

**This instrument was prepared by:**

RAVEN PERRY-BEACH, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

**When recorded, please mail to:**

OS NATIONAL, LLC - DEPT. 15  
3097 SATELLITE BOULEVARD  
BUILDING 700, SUITE 400  
DULUTH, GA 30096  
438166

**The Grantee's address is:**

OPENDOOR PROPERTY TRUST I  
410 N. SCOTTSDALE RD., SUITE 1600  
TEMPE, AZ 85281

**EXHIBIT A**

[Legal Description]

LOT 2, ACCORDING TO THE SURVEY OF FALLISTON RIDGE, SECOND SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name CHRISTOPHER M. BOGARD  
 Mailing Address JULIET BOGARD  
3036 Bowron Rd.  
Helena, AL 35080

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

Property Address 3036 Bowron Rd.  
Helena, AL 35080

Date of Sale 6/1/22

Total Purchase Price \$ 353,800.00

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  
 06/06/2022 03:33:33 PM  
 \$388.00 JOANN  
 20220606000226900

*Allen 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 5-31-2022

Print Christopher M. Bogard Juliet Bogard

Unattested

*[Signature]*  
 (verified by)

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

Print Form

Form RT-1