20220613000235070 06/13/2022 12:13:50 PM DEEDS 1/3

#### When Recorded Mail to:

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

### WARRANTY DEED

For good consideration in the amount of Three Hundred Three Thousand one Hundred and 00/100 Dollars (\$303,100.00), I (we) SARAH ZAHN, F/K/A SARAH G. SANSOM AND ALEXANDER W. ZAHN, WIFE AND HUSBAND, whose mailing address is 4622 BURNINGTREE LANE, 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 24, BLOCK 2, ACCORDING TO THE SURVEY OF WOODDALE, THIRD SECTOR, AS RECORDED IN MAP BOOK 5, PAGE 133, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO: ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

**APN:** 117364002029000

Property Address: 4622 BURNINGTREE LANE, 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.

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WITNESS the hands and seal of said Grantor(s) to	his $\boxed{27}$ day of $\boxed{100}$ day $\boxed{2022}$ .
Sorah Jahn F/4A Sorah Jaw SARAH ZAHN, F/K/A SARAH G. SANSOM	ALEXANDER W. ZAHN
STATE OF ALABAMA COUNTY OF Shelby  I, David Scott Water, a Notary Pub	SS.  Solic, hereby certify that SARAH ZAHN, F/K/A SARAH
G. SANSOM AND ALEXANDER W. ZA conveyance, and who is/are known to me, acknown	AHN, whose name(s) is/are signed to the foregoing nowledged before me on this day that, being informed of secuted the same voluntarily on the day the same bears
DAVID SCOTT WATSON NOTARY PUBLIC State of Alabama - State at Large My Commission Expires July 16, 2022	Notary Public

## Real Estate Sales Validation Form

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

Grantor's Name	SARAH G. ZAHN	Grantee's Name OPENDOOR PROPERTY TRUST I	
Mailing Address	ALEXANDER W. ZAHN	Mailing Address 410 N. Scottsdale Rd., Suite 1600	
		<del></del> :	Tempe, AZ 85281
Property Address	4622 Burningtree Lane	Date of Sale	
Filed and Re		Total Purchase Price or	<b>3</b> 303 100.00
Official Pub Judge of Pro Clerk	obate, Shelby County Alabama, County	Actual Value	\$
Shelby Cour	nty, AL 12:13:50 PM	or	
\$332.50 JOA	ANN	Assessor's Market Value	
The purchase pric	e or actual value cla	is form can be verified in tا	
evidence: (check of Bill of Sale	one) (Recordation of docun	nentary evidence is not requi	red)
Sales Contrac	ct -	Other	
◯ Closing State			
If the conveyance	document presented for rec	ordation contains all of the re	equired information referenced
<b>_</b>	this form is not required.		
· · · · · · · · · · · · · · · · · · ·		Instructions	
	•	the name of the person or pe	ersons conveying interest
to property and the	eir current mailing address.		
Grantee's name at to property is being	·	the name of the person or p	ersons to whom interest
Property address -	the physical address of the	property being conveyed, if	available.
Date of Sale - the	date on which interest to the	e property was conveyed.	
	ce - the total amount paid for the instrument offered for r	r the purchase of the propert ecord.	y, both real and personal,
conveyed by the ir		This may be evidenced by a	y, both real and personal, being an appraisal conducted by a
excluding current or responsibility of value	use valuation, of the propert		
accurate. I further	<del>-</del>	tatements claimed on this for 975 § 40-22-1 (h).	ed in this document is true and may result in the imposition
Date <u>5-21-202</u>	2	Print Sarah G. Zahn	ad Alexander W. Zohn
Unattested			alexander w Beh

Print Form

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1