

20220620000245660
06/20/2022 09:49:29 AM
DEEDS 1/4

Commitment Number: 220342913
Seller's Loan Number: _____

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA LLC, Attorneys At Law, 101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Member of the Alabama Bar and licensed to practice law in Alabama.

After Recording Return To:

ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
13-7-25-3-004-033.000

GENERAL WARRANTY DEED

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST, whose mailing address is **205 High Ridge Dr., Pelham, AL 35124**, hereinafter grantor, for \$305,000.00 (Three Hundred Five Thousand Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **NEXPOINT SFR SPE 1, LLC**, hereinafter grantee, whose tax mailing address is **8615 Cliff Cameron Drive, Suite 200, Charlotte, NC 28269**, the following real property:

LOT 89, ACCORDING TO A RESURVEY OF FINAL PLAT, HIGH RIDGE VILLAGE, PHASE 4, AS RECORDED IN MAP BOOK 29, PAGE 83, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property Address is: 205 High Ridge Drive, Pelham, AL 35124

Prior instrument reference: **20220331000130680**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on June 16, 2022:

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

By: Fernando Lopez

Name: Fernando Lopez

Its: Auth Signer

STATE OF AZ
COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for the aforesaid County and State, hereby certify that Fernando Lopez its Auth Signer, on behalf of the Grantor **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of the conveyance, he/she, executed the same in his/her capacity as Auth Signer and with full authority executed the same voluntarily for and as the act of said Grantor corporation, acting in its capacity as set out in the signature area above and as described in this acknowledgement/notarial statement on behalf of aforementioned Grantor corporation, as on the day the same bears date.

Given under my hand an official seal this 16 day of June, 2022



Mariah Howell
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 OPENDOOR PROPERTY TRUST
I, A DELAWARE STATUTORY
TRUSTMailing Address 205 High Ridge Dr., Pelham, AL
35124Property Address 205 High Ridge Dr., Pelham, AL
35124Grantee's Name NEXPOINT SFR SPE 1, LLCMailing Address 8615 Cliff Cameron Drive,
Suite 200, CHARLOTTE, NC
28269Date of Sale 06/16/2022Total Purchase Price 305,000.00or
Actual Value \$or
Assessor's Market Value \$Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/20/2022 09:49:29 AM
\$336.00 JOANN
20220620000245660

The purchase price or actual value of this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement☐ Appraisal
☐ Other

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 6/20/2022Print JENNIFER DURKOS

Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1