

20220621000247800  
06/21/2022 01:06:32 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:**  
MARVIN JESUS IXCOY CARRILLO AND RUTH CAROLINA AQUINO CORREA  
305 HONEYSUCKLE LANE  
CHELSEA, AL 35043

## **WARRANTY DEED**

For good consideration of **\$346,000.00 DOLLARS**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, whose mailing address is 410 N SCOTTSDALE RD SUITE 1600, TEMPE, AZ 85281, hereby bargain, deed and convey to **MARVIN JESUS IXCOY CARRILLO AND RUTH CAROLINA AQUINO CORREA, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 305 HONEYSUCKLE LANE, CHELSEA, AL 35043, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

**LOT 17 ACCORDING TO THE SURVEY OF WINDSTONE, III AS RECORDED IN MAP BOOK 26, PAGE 60, SHELBY COUNTY, ALABAMA RECORDS.**

**APN: 15 3 05 2 003 017.000**

**Property Address: 305 HONEYSUCKLE LANE, CHELSEA, AL 35043**

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

Executed on this 06/09/2022

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 9th day of June, 2022.

**GRANTOR:**

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: [Signature] (SEAL)  
Printed Name: Sarah Groh  
Title: Authorized Signatory

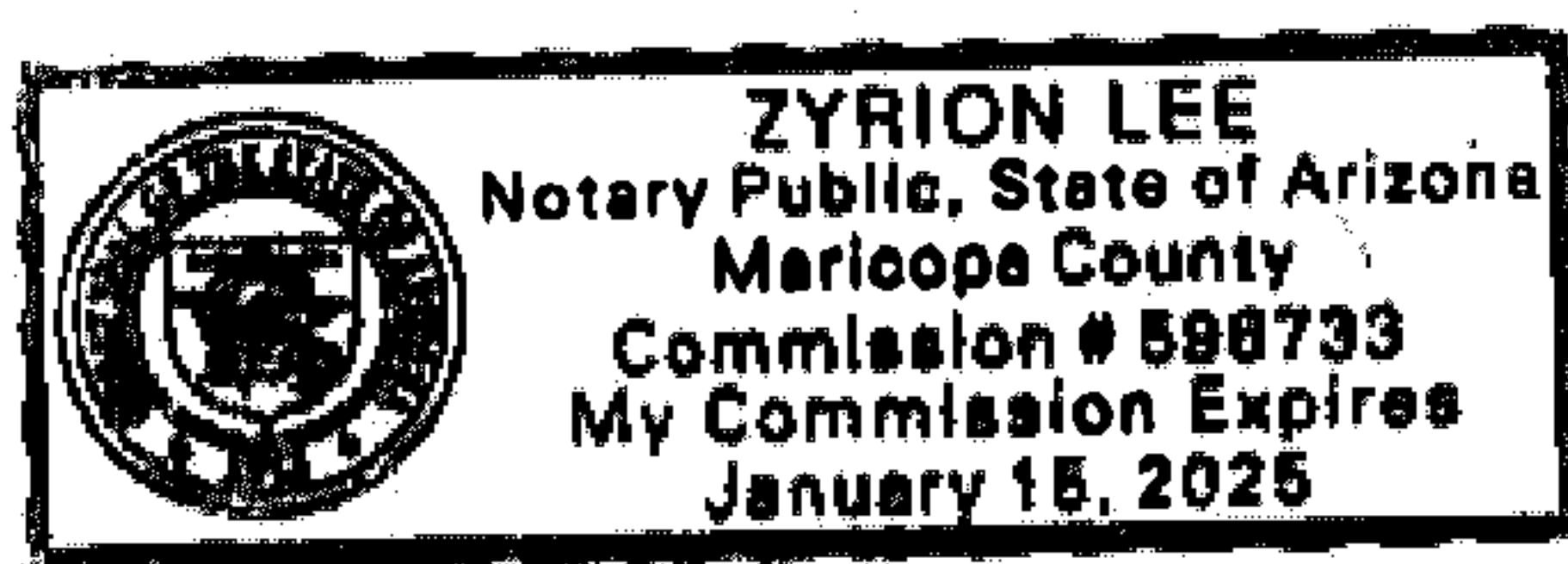
STATE OF Arizona  
COUNTY OF Maricopa

I, Zyrion Lee, the undersigned Notary Public in and for said State and County, hereby certify that Sarah Groh, whose name as Authorized Signatory of Opendoor Labs, Inc., Trust Manager of 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 day that being informed of the contents of said conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the trust on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 01-15-2025



**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  
 Mailing Address 410 N. Scottsdale Rd., Suite 160  
Tempe, AZ 85281

Grantee's Name Marvin Jesus Ixcoy Carrillo  
 Mailing Address Ruth Carolina Aquino Correa  
305 Honeysuckle Lane  
Chelsea, AL 35043

Property Address 305 Honeysuckle Lane  
Chelsea, AL 35043  
 Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 06/21/2022 01:06:32 PM  
 \$34.50 JOANN  
 20220621000247800

Date of Sale 06/10/2022  
 Total Purchase Price \$ 346,000.00  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ \_\_\_\_\_



*Christina Thornton*

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 06/09/22

Print Christina Thornton Authorized Signatory for Opendoor Property Trust I

Unattested

Sign Christina Thornton

(verified by)

(Grantor) Grantee/Owner/Agent) circle one

Print Form

**Form RT-1**