

20220624000253730
06/24/2022 02:39:26 PM
DEEDS 1/3

When Recorded Mail to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:

STEPHEN EARL JONES JR. AND ASHLEIGH FARREN-JONES
5110 COLONIAL PARK ROAD
BIRMINGHAM, AL 35242

WARRANTY DEED

For good consideration of **THREE HUNDRED THIRTY THOUSAND DOLLARS (\$330,000.00)** I (we) **Opendoor Property J LLC, a Delaware Limited Liability Company**, whose mailing address is 410 N SCOTTSDALE RD SUITE 1600, TEMPE, AZ 85281, hereby bargain, deed and convey to **STEPHEN EARL JONES JR. AND ASHLEIGH FARREN-JONES, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 5110 COLONIAL PARK ROAD , BIRMINGHAM, AL 35242, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 5, ACCORDING TO THE MAP OF MEADOW BROOK, 6TH SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 44 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 10-1-12-0-001-001-005

Property Address: 5110 COLONIAL PARK ROAD, BIRMINGHAM, AL 35242

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.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 20th day of April, 2022.

GRANTOR:

Opendoor Property J LLC, a Delaware limited liability company

By: Opendoor Property Holdco J LLC, its sole member

By: Opendoor Property Acquisition Fund LP, its sole member

By: Opendoor GP LLC, its general partner

By: Opendoor Labs Inc., its sole member

By: [Signature] (SEAL)
Printed Name: William Lipsey
Title: Authorized Signatory

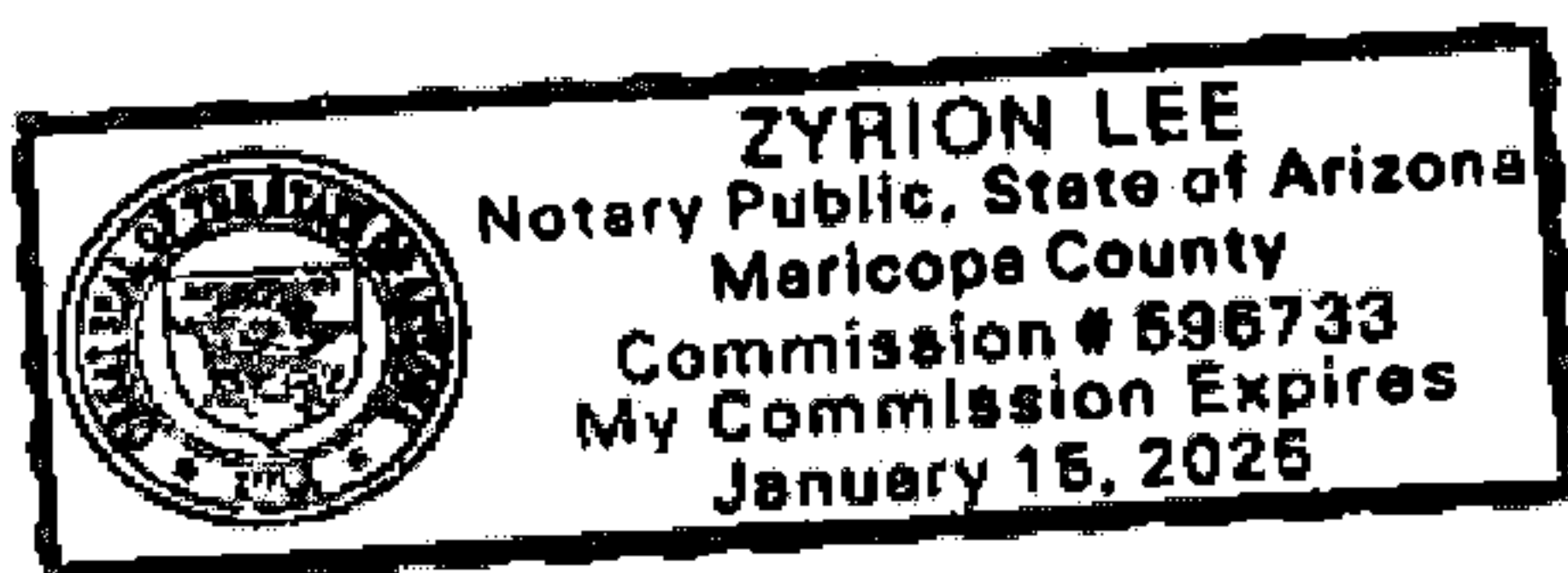
STATE OF Arizona
COUNTY OF Maricopa

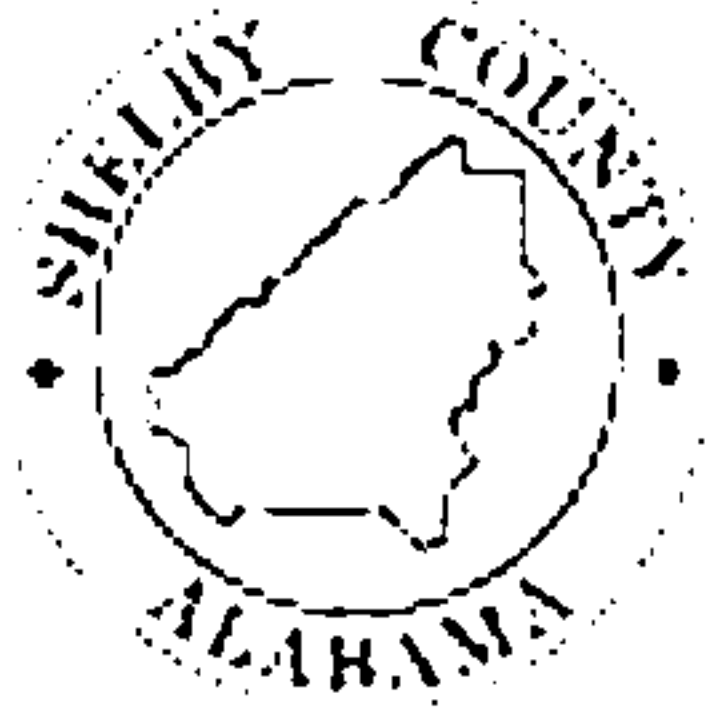
I, Zyrion Lee, the undersigned Notary Public in and for said State and County, hereby certify that William Lipsey, whose name as Authorized Signatory of Opendoor Labs, Inc., sole member of Opendoor GP LLC, general partner of Opendoor Property Acquisition Fund LP, sole member of Opendoor Property Holdco J LLC, sole member of Opendoor Property J LLC, a Delaware limited liability company, 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 limited liability company 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





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2022 02:39:26 PM
\$61.00 BRITTANI
20220624000253730

20220624000253730 06/24/2022 02:39:26 PM DEEDS 3/3

Allen S. Byrd

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

Grantee's Name Stephen Earl Jones Jr.
Mailing Address Ashleigh Farren-Jones
5110 Colonial Park Road
Birmingham, AL 35242

Property Address 5110 Colonial Park Road
Birmingham, AL 35242

Date of Sale April 20, 2022
Total Purchase Price \$ 330,000.00

or
Actual Value \$

or
Assessor's Market Value \$

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
☒ 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 04 / 20 / 2022

Print D'Shawn Taylor, authorized signatory

Unattested

(verified by)

Sign

D'Shawn Taylor
(Grantor) Grantee/Owner/Agent) circle one

Print Form

Form RT-1