

20220627000256480
06/27/2022 03:58:42 PM
DEEDS 1/3

When Recorded Mail to:

OS NATIONAL
3097 SATELLITE BLVD, STE 200
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 ROAD, STE. 1600
TEMPE, AZ 85281

WARRANTY DEED

For good consideration of **THREE HUNDRED THREE THOUSAND SIX HUNDRED AND 00/100 DOLLARS (\$303,600.00)**, I (we) **ALICIA HAYES, MARRIED HEREIN JOINED BY HER SPOUSE JEREMIAH SMITH**, whose mailing address is 115 IVY CIRCLE, PELHAM, AL 35124, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, whose mailing address is 410 N. SCOTTSDALE ROAD, STE. 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 309, ACCORDING TO THE SURVEY OF THE RESERVE AT TIMBERLINE SECTOR 4 PHASE ONE, AS RECORDED IN MAP BOOK 47, PAGE 97 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 34-3-06-2-005-045.000

Property Address: 1061 MEDINAH DRIVE, CALERA, AL 35040

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.

WITNESS the hands and seal of said Grantor(s) this 23rd day of June, 2022.

Alicia Hayes
ALICIA HAYES

Jeremiah Smith
JEREMIAH SMITH

STATE OF ALABAMA

COUNTY OF Shelby

} SS.

I, Samara Johnson, a Notary Public, hereby certify that **ALICIA HAYES AND JEREMIAH SMITH**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this day of 23rd June, 2022.

SAMARA JOHNSON
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 02/17/25

Samara Johnson
Notary Public



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/27/2022 03:58:42 PM
 \$332.00 CHARITY
 20220627000256480

Alicia M. Hayes

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name Alicia M Hayes
 Mailing Address 1061 Medinah Drive
 Calera, AL 35040

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

Property Address 1061 Medinah Drive, Calera, AL
 350401061 Medinah Drive

Date of Sale June 24, 2022

Total Purchase Price \$303,600.00 sales

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

☐ 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 June 24, 2022

Print OS National

Unattested

Samar Johnson
 (verified by)

Sign

Alicia M. Hayes
 (Grantor/Grantee/Owner/Agent) circle one