

20220707000268770  
07/07/2022 08:23:13 AM  
DEEDS 1/2

**When Recorded Mail to:**

OS NATIONAL  
ANTHONY COLL  
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 **Two Hundred Ninety-Five Thousand Eight Hundred and 00/100 DOLLARS (\$295,800.00)**, I (we) **JOSHUA WEYMAN ROLAND AND VALERIE ANN ROLAND, FOR AND DURING THEIR JOINT LIVES AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER OR RIGHT OF REVERSION** whose mailing address is 1655 HWY 27 NORTH, COLQUITT, GA 39837, 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 31, ACCORDING TO THE SURVEY OF WATERSTONE PHASE 3, RECORDED IN MAP BOOK 44, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

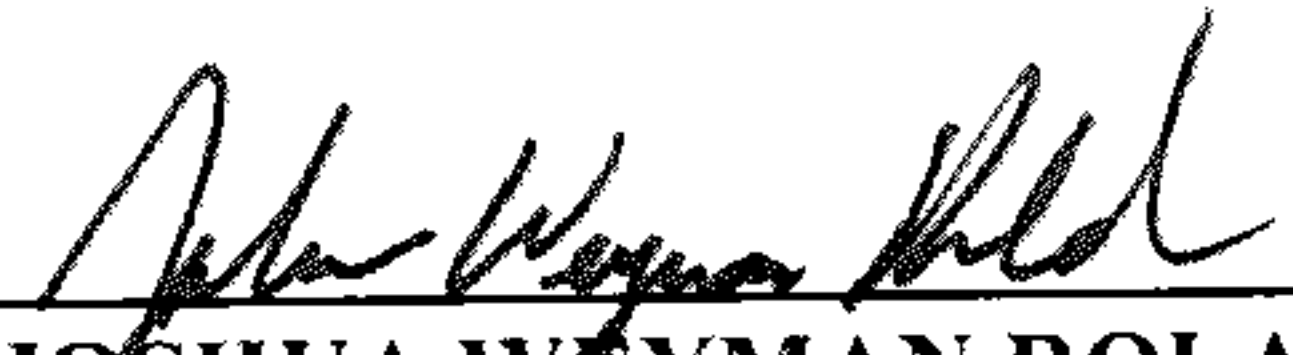
**APN: 28 3 06 0 011 031.000**

**Property Address:** 613 WATERSTONE DRIVE, MONTEVALLO, AL 35115

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 29 day of June, 2022.

  
JOSHUA WEYMAN ROLAND

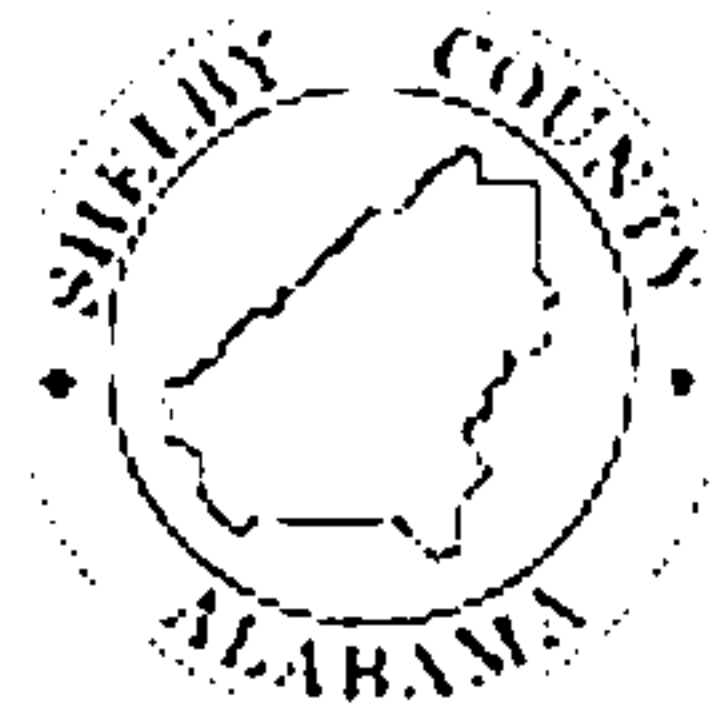
  
VALERIE ANN ROLAND

STATE OF ~~ALABAMA~~ MS Camp Humphreys  
COUNTY OF BOK } SS.

I, PFC MASON STEVENSON Notary Public, hereby certify that **JOSHUA WEYMAN ROLAND AND VALERIE ANN ROLAND** 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 29 day of June, 2022.

  
Notary Public

**Mason A. Stevenson**  
**PFC, U.S. Army**  
**Paralegal Specialist**



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**07/07/2022 08:23:13 AM**  
**\$321.00 PAYGE**  
**20220707000268770**

