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DULUTH, GA 30097

20220713000276100
07/13/2022 11:14:03 AM
DEEDS 1/3

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:

OPENDOOR PROPERTY J LLC,
A DELAWARE LIMITED LIABILITY COMPANY
410 N SCOTTSDALE RD SUITE 1600
TEMPE, AZ 85281

WARRANTY DEED

For good consideration of **\$214,600.00 DOLLARS**, I (we) **JENNIFER E. TENNYSON AND ANTHONY TENNYSON, WIFE AND HUSBAND**, whose mailing address is 400 CAMDEN COVE CIRCLE, CALERA, AL 35040, hereby bargain, deed and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose mailing address is 410 N SCOTTSDALE RD SUITE 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 278, ACCORDING TO THE SURVEY OF FINAL PLAT OF CAMDEN COVE, SECTOR 9, AS RECORDED IN MAP BOOK 33, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

APN: 285162009045000

Property Address: 400 CAMDEN COVE CIRCLE, 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 6 day of July, 2022

Jennifer E. Tennyson
JENNIFER E. TENNYSON

Anthony Tennyson
ANTHONY TENNYSON

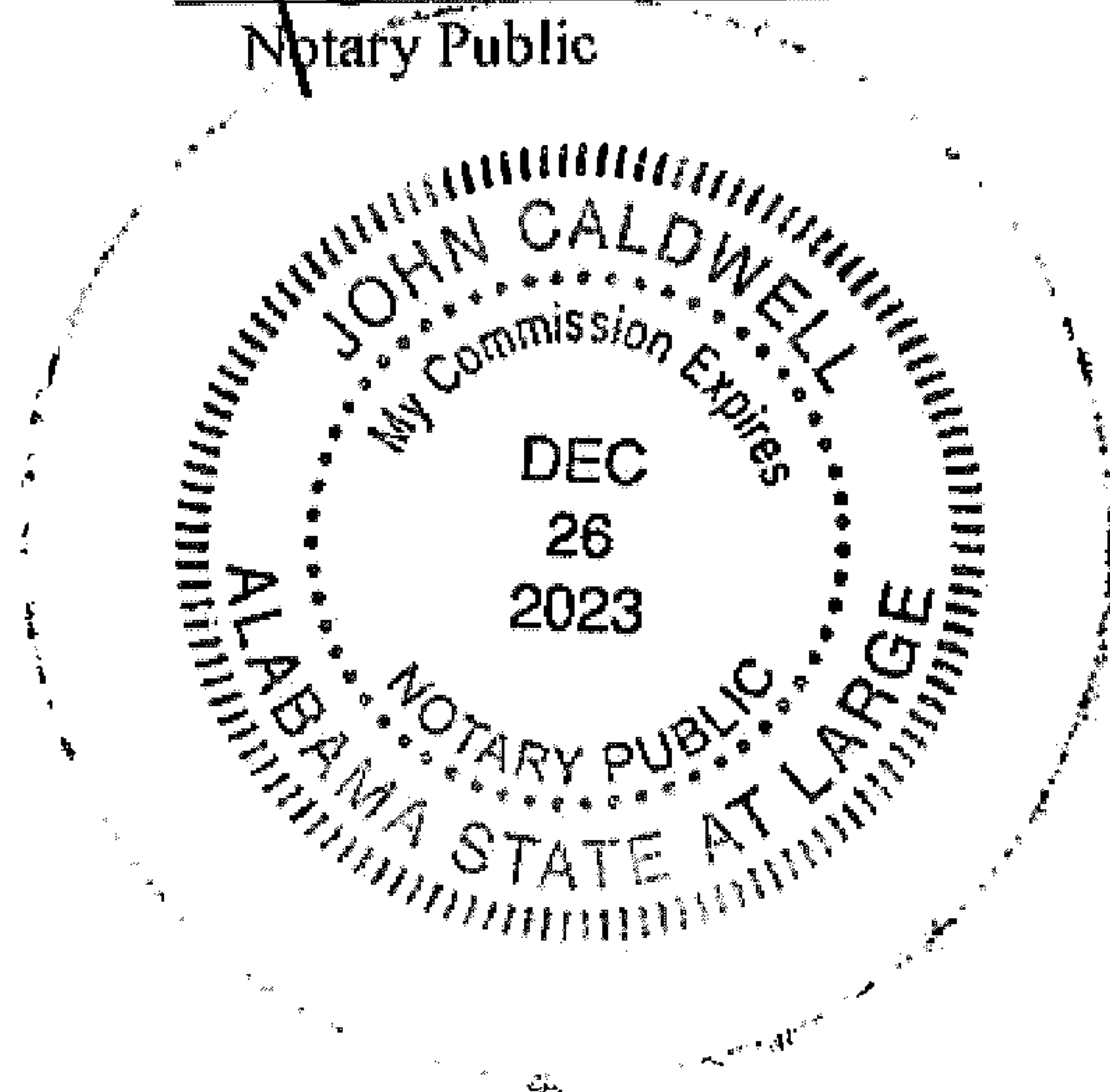
STATE OF ALABAMA

COUNTY OF Shelby

} SS.

I, John Caldwell, a Notary Public, hereby certify that **JENNIFER E. TENNYSON AND ANTHONY TENNYSON**, 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 6 day of July, 2022

John Caldwell
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 JENNIFER E. TENNYSON
 Mailing Address ANTHONY TENNYSON
243 Stonecreek Place
Calera, AL 35040

Grantee's Name OPENDOOR PROPERTY J LLC
 Mailing Address 410 N. Scottsdale Rd., Suite 1600
Tempe, AZ 85281

Property Address 400 Camden Cove Circle
Calera, AL 35040

Date of Sale 07-07-2022
 Total Purchase Price \$ 214600.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/13/2022 11:14:03 AM
 \$243.00 BRITTANI
 20220713000276100

or
 Actual Value \$ _____

or
 Assessor's Market Value \$ _____

Allen S. Bayl

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 7/6/2022

Print

Jennifer E Tennyson

Sign

Jennifer E Tennyson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form

Form RT-1