

20220824000331870
08/24/2022 01:14:52 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:

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

WARRANTY DEED

For good consideration of **\$153,200.00 DOLLARS**, I (we) **JENNIFER HENLEY AND TREY HENLEY, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 100 COUNTY ROAD 70, THORSBY, AL 35171, hereby bargain, deed and convey to **OPENDOOR PROPERTY C LLC, A DELAWARE LIMITED LIABILITY COMPANY**, whose mailing address is 410 N SCOTTSDALE RD , STE 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**; to wit:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION; THENCE RUN WEST ALONG THE SOUTH QUARTER QUARTER LINE 278.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE LAST COURSE 80.91 FEET; THENCE TURN RIGHT 90 DEGREES 56 MINUTES 51 SECONDS AND RUN NORTH 210.93 FEET TO THE SOUTH SIDE OF FOURTH AVENUE SOUTHWEST, ALABASTER, ALABAMA; THENCE TURN RIGHT 89 DEGREES 45 MINUTES 07 SECONDS AND RUN EAST ALONG SAID AVENUE 82.44 FEET; THENCE TURN RIGHT 90 DEGREES 40 MINUTES 04 SECONDS AND RUN SOUTH 209.95 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

APN: 23-1-02-2-002-043-000

Property Address: 917 4TH AVE SOUTHWEST , ALABASTER, AL 35007

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 18 day of AUGUST, 2022.



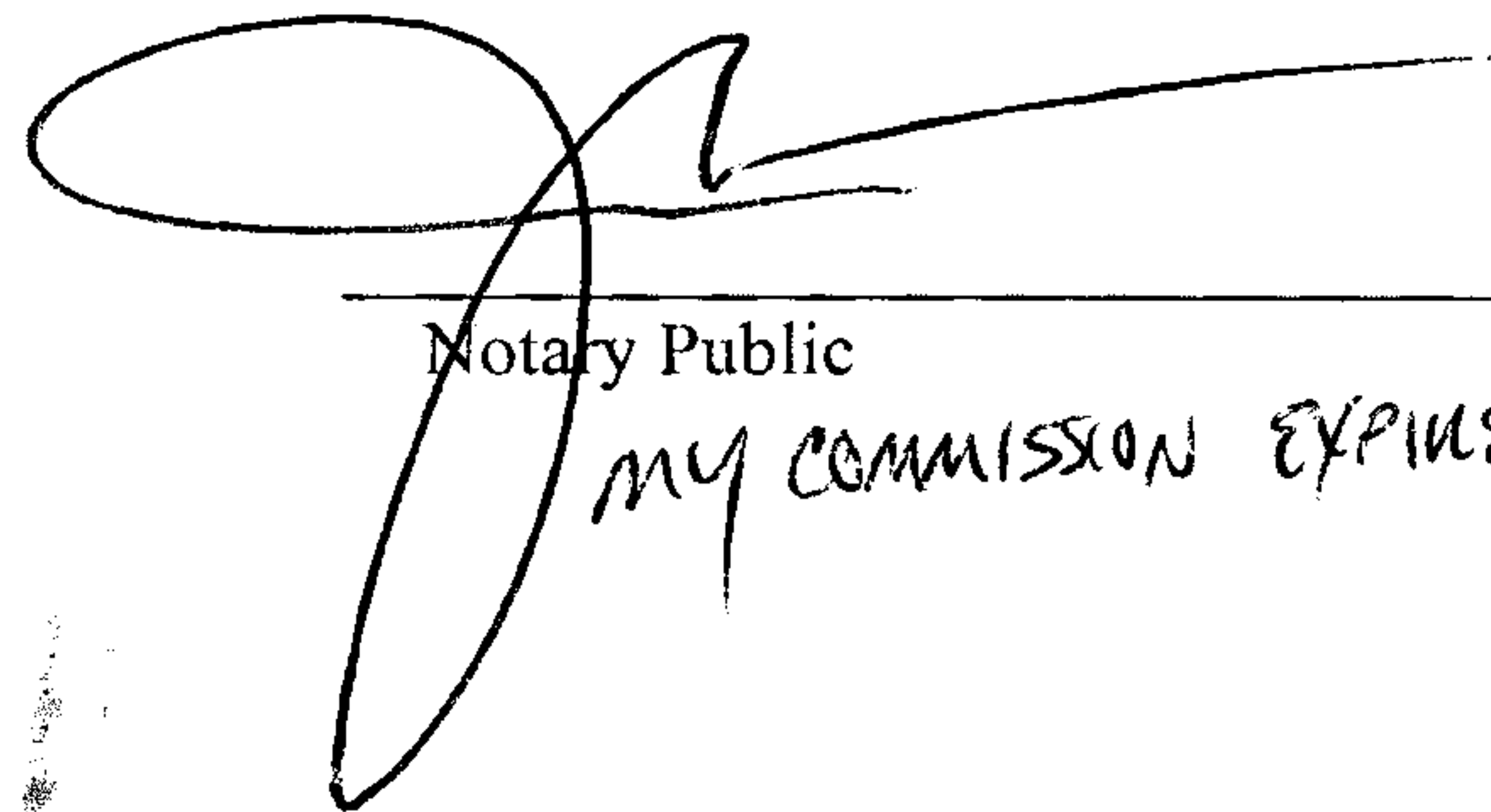
JENNIFER HENLEY



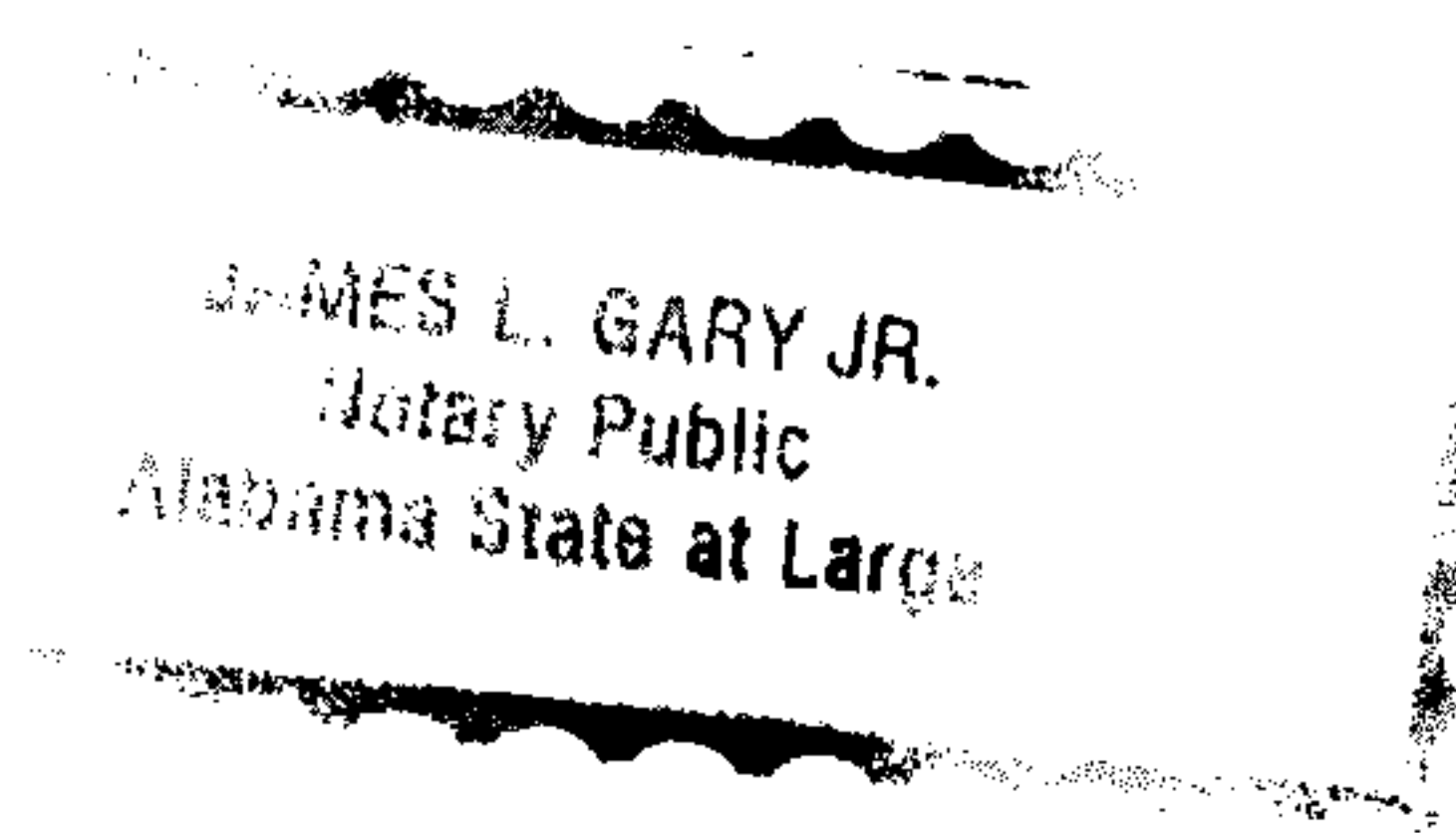
TREY HENLEY

STATE OF ALABAMA }
COUNTY OF JEFFERSON } SS.

I, JAMES L. GARY JR., a Notary Public, hereby certify that **JENNIFER HENLEY AND TREY HENLEY**, 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 AUGUST, 2022



Notary Public
MY COMMISSION EXPIRES 7/26/23





Allen S. Bezel

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	<u>Jennifer Henley and Trey Henley</u>	Grantee's Name	<u>Opendoor Property C LLC</u>
Mailing Address	<u>100 Country Road 70</u> <u>Thorsby, AL 35171</u>	Mailing Address	<u>410 N Scottsdale Rd Ste 1600</u> <u>Tempe, AZ 85281</u>
Property Address	<u>917 4th Ave SW</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>8/15/2022</u>
		Total Purchase Price	<u>\$ 153,200.00</u>
		or	
		Actual Value	<u>\$</u>
		or	
		Assessor's Market Value	<u>\$</u>

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 8/15/22 Print Cyneli VanCamper

Unattested _____ Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one