

20221005000381010  
10/05/2022 03:49:53 PM  
DEEDS 1/3

**Recordation Requested By/Return to:**  
OS NATIONAL  
DEEDS RECORDING  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 489138

**Send Tax Notices to:**  
OPENDOOR PROPERTY TRUST I  
410 N. SCOTTSDALE ROAD, STE. 1600  
TEMPE, AZ 85281

**Source of Title:**  
SHELBY COUNTY, ALABAMA  
WARRANTY DEED  
INSTRUMENT: 20220711000272340  
FILED: 07/11/2022 09:18:27 AM

### **WARRANTY DEED**

For good consideration of **Two Hundred Sixty-Nine Thousand Seven Hundred and 00/100 DOLLARS (\$269,700.00)**, I (we) **MYHANDS REDEVELOPMENT LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, whose mailing address is 5406 CARRIAGE HOUSE LANE, BESSEMER, AL 35022, 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 17 ACCORDING TO THE SURVEY OF WYNLAKE SUBDIVISION PHASE II AS RECORDED IN MAP BOOK 20, PAGE 12 A&B, SHELBY COUNTY, ALABAMA RECORDS.**

**SUBJECT TO: EASEMENTS. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.**

**APN: 23-5-22-0-006-017.000**

**Property Address: 400 WYNLAKE LANE, 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 4 day of October, 2022.

**MYHANDS REDEVELOPMENT LLC, AN ALABAMA LIMITED LIABILITY COMPANY**

By: 

Monique M. Hill

Its: Managing Member

State of Alabama

County of Jefferson

I, David Scott Watson, a Notary Public in and for the County in said State (or for said State at large), hereby certify that Monique M. Hill, whose name as Managing Member (title) of **MYHANDS REDEVELOPMENT LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing instrument, he/she, as such officer and with full authority, executed same voluntarily for and as the act of said **MYHANDS REDEVELOPMENT LLC, AN ALABAMA LIMITED LIABILITY COMPANY**, on the same day bears date.

Given under my hand (and official seal of office) this 4 day of October, 2022.



Notary Public

My commission expires: July 16, 2026

**This Instrument Prepared By:**  
**CHARLES YOW II, ESQ.**  
o/b/o BC LAW FIRM, P.A.  
1300 VAN BUREN AVE 112  
OXFORD, MS 38655  
662-232-2440



No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning the described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents, no boundary survey was made at the time of this conveyance.

# Real Estate Sales Validation Form

20221005000381010 10/05/2022 03:49:53 PM DEEDS 3/3

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

Grantor's Name	Myhands Redevelopment LLC,	Grantee's Name	Opendoor Property Trust I,
Mailing Address	an Alabama limited liability	Mailing Address	a Delaware statutory trust
	5406 Carriage House Lane		410 N Scottsdale Rd, Ste 1600
	Alabaster, AL 35007		Tempe, AZ 85281

Property Address	400 Wynlake Lane, Alabaster, AL 35007	Date of Sale	October 4, 2022
		Total Purchase Price	\$269,700.00
		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)

<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.

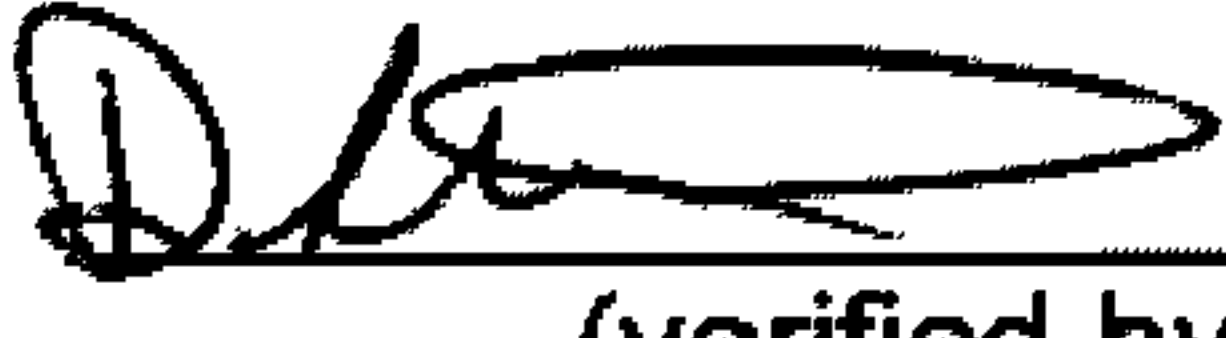
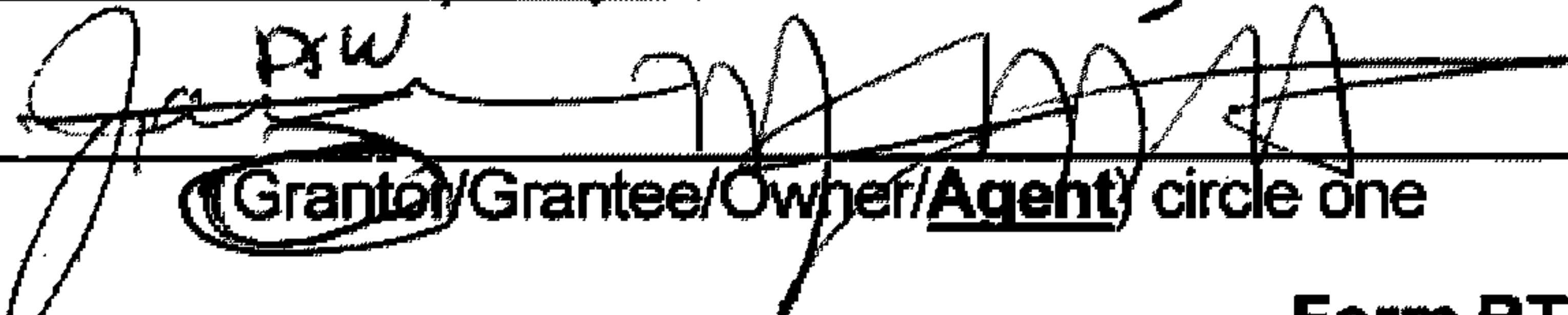
Date of Sale - the date on which interest to the property was conveyed.

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	<sup>4 psw</sup> October 5, 2022	Print	<sup>psw</sup> <del>OS National</del> Monique M. Hill MMH margin member
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/05/2022 03:49:53 PM  
\$298.00 PAYGE  
20221005000381010

*Allen S. Bayl*