

20221013000387880  
10/13/2022 08:42:37 AM  
DEEDS 1/3

**When Recorded Mail to:**

OS NATIONAL  
DEED RECORDING  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097

**Send Tax Messages To:**

OPENDOOR PROPERTY TRUST I  
410 N. SCOTTSDALE RD. STE 1600  
TEMPE, AZ 85281

**Source of Title:**

SHELBY COUNTY, ALABAMA  
FILED: 08/019/2014 AT 08:32:57AM  
INSTRUMENT: 20040819000258880

**WARRANTY DEED**

For good consideration of **Five Hundred thirty-Six Thousand Nine Hundred and 00/100 DOLLARS (\$536,900.00)**, I (we) **THOMAS M. PENTON AND JENNIFER ASHLIE B. PENTON A/K/A ASHLIE B. PENTON, HUSBAND AND WIFE** whose mailing address is 4029 KINROSS LANE, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** 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:

**Lot 307A, according to the Resurvey of Lots 306 and 307 Brook Highland 7th Sector, as recorded in Map Book 14, Page 90, in the Probate Office of Shelby County, Alabama.**

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**APN: 03-9-29-0-002-061-000**

**Property Address:** 4029 KINROSS LANE, BIRMINGHAM, AL 35242

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 9th day of October, 2022.

Thomas M. Penton  
THOMAS M. PENTON

Ashlie B. Penton  
JENNIFER ASHLIE B. PENTON  
A/K/A ASHLIE B. PENTON

STATE OF ALABAMA  
COUNTY OF

} SS.

I, Samara Johnson, a Notary Public, hereby certify that **THOMAS M. PENTON AND JENNIFER ASHLIE B. PENTON A/K/A ASHLIE B. PENTON** 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 9th day of October, 2022.

Samara Johnson  
Notary Public

**Prepared By:**  
CHARLES YOW II, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
1300 VAN BUREN AVE 112  
OXFORD, MS 38655

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

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

Grantor's Name Thomas M. Penton and Jennifer Ashlie B.  
 Mailing Address Penton A/K/A Ashlie B Penton  
 4029 Kinross Lane  
 Birmingham, AL 35242

Grantee's Name Opendoor Property Trust I, a  
 Mailing Address 410 N Scottsdale Rd, Ste 1600  
 Tempe, AZ 85281

Property Address 4029 Kinross Lane, Birmingham,  
 AL 352424029 Kinross Lane

Date of Sale October 10, 2022

Total Purchase Price \$536,900.00 sales

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 10/13/2022 08:42:37 AM  
 \$566.00 JOANN  
 20221013000387880

The purchase price or actual value Alvin S. Byrd 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 October 13,

Print OS National

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one