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DEEDS 1/3

Document Prepared By:  
**Shannon R. Crull, P. C.**  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
**Miguel Vasquez Moz**  
117 Cambridge Pointe Dr.  
Alabaster, AL 35007

**GENERAL WARRANTY DEED**

**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

}

KNOW ALL MEN BY THESE PRESENTS:

①22-1232

THAT IN CONSIDERATION OF **Two Hundred Thousand Dollars and NO/100 (\$200,000.00)** to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, **Opendoor Property J, LLC, a Delaware Limited Liability Company**, (herein referred to as **Grantor**), grant, sell, bargain and convey unto, **Miguel Vasquez Moz** (herein referred to as **Grantee** whether one or more), the following described real estate, situated in **SHELBY** County, Alabama to wit:

**Lot 39, according to the Survey of Cambridge Pointe, First Sector, as recorded in Map Book 17, Page 59, in the Probate Office of Shelby County, Alabama.**

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 196,377 of the above consideration was secured by and through the purchase money mortgage closed herewith.

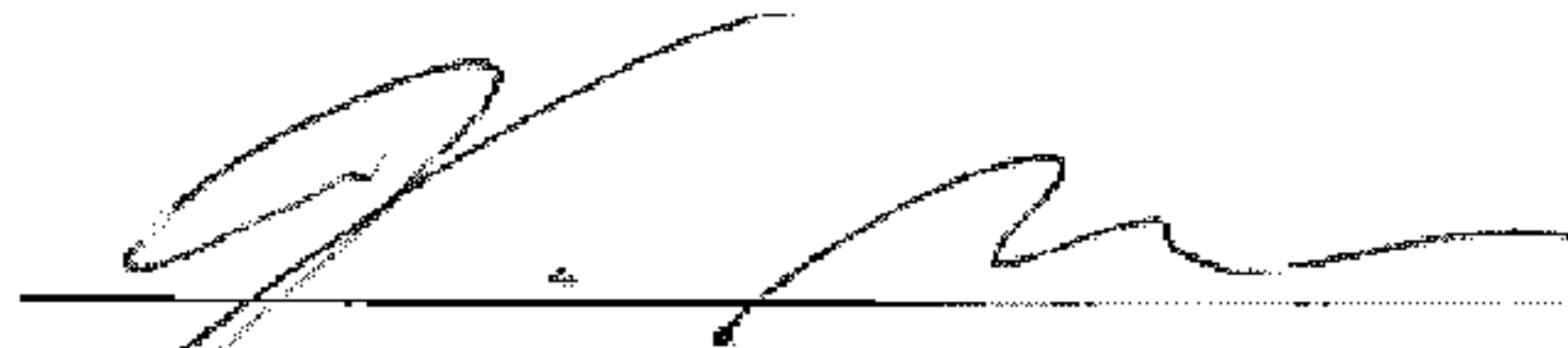
TO HAVE AND HOLD the said tract or parcel of land unto the said Grantee, his/her heirs, successors and assigns forever.

And Grantor does for itself and for its successors and assigns, covenant with the said Grantee, his/her heirs and assigns, that it is lawfully seized in fee simple of said premises and I am authorized to convey the same; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his/her heirs and assigns forever, against the lawful claims of all persons.



IN WITNESS WHEREOF, the undersigned Grantor has hereunto set his/her hand and seal, this 28<sup>th</sup> day of October, 2022.

Opendoor Property J LLC, a Delaware limited liability company

  
By: Jacob Norgard, its Authorized Signer

Notary Acknowledgment

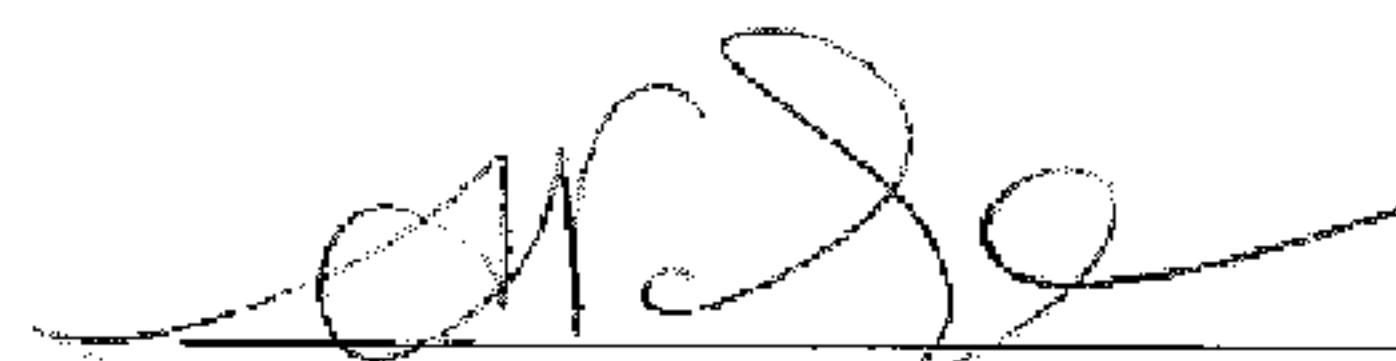
STATE OF Arizona

COUNTY OF Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Jacob Norgard, whose name as Authorized Signer of **Opendoor Property J LLC** is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of October, 2022.

Notary Seal

  
Notary Public  
My commission expires: 5-18-2024





**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Opendoor Property J, LLC

Grantee's Name

Miguel Vasquez Moz

Mailing Address 410 N. Scottsdale Rd

Mailing Address

117 Cambridge Pointe Dr  
Alabaster AL 35Property Address #1600  
Tempe, AZ 85281

Date of Sale

October 28th, 2022

117 Cambridge Pointe Dr, Alabaster, AL 35007-5162

Total Purchase Price

\$200,000.00

Actual Value

or

\$

Assessor's Market Value

or

\$

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

Appraisal

Sales Contract

Other

☒ 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 10/28/22Print Jeff MorrisSign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/02/2022 12:39:20 PM  
\$32.00 BRITTANI  
20221102000410940

*Alvin S. Boyd*