

THIS INSTRUMENT WAS PREPARED BY:
Whit Whitfield, Esq.
Top Tier Title, LLC
600 Beacon Pkwy W, Ste 450
Birmingham, Alabama 35209

SEND TAX NOTICE:
Logan Bailey and Autumn Rhoda
6058 Woodvale Circle
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
 :
SHELBY COUNTY)

Know All Men By These Presents, that in consideration of One-Hundred and Sixty Thousand Dollars and no/100 (\$160,000.00) **the amount of which can be verified in the Sales Contract between the two parties** in hand paid to the undersigned **OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company** whose address is **410 N Scottsdale Rd., Suite 1600, Tempe, AZ 85281** (herein referred to as "Grantor"), by **LOGAN BAILEY AND AUTUMN RHODA** (herein referred to as "Grantees") the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, the address of which is 6058 Woodvale Circle, Helena, AL 35080 to-wit:

Lot 58, Woodvale, according to the Plat thereof, recorded in Plat Book 12, Page(s) 21 and 22, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, restrictions, current taxes, set-back lines, rights of way, limitations, if any, of record and matters of title reflected in the title insurance binder accepted by Grantees at closing.

It being the intention of the parties to this conveyance, that unless the joint tenancy hereby created is severed or terminated during the joint lives of any two or more of the grantees herein, the entire interest on fee simple shall pass to the surviving grantee or grantees and if such interest shall first pass hereunder to more than one surviving grantee, then the entire interest in fee simple shall thereafter pass to the survivor or survivors of the surviving grantees until the fee simple estate shall finally pass to the sole surviving grantee. If one grantee does not survive the others, then, the heirs of the last surviving grantees shall take as tenants in common, that is to say, if two or more grantees herein shall die simultaneously (deaths within one hour of each other being considered simultaneous), leaving no one of the grantees surviving, then the heirs of the grantees so dying simultaneously shall take as tenants in common, per stirpes, the share of the deceased grantee through whom they take.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple for said premises; that they are free from all encumbrances unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 15 day of November, 2022.

 [SEAL]
BY: Cynthia Pagetta
Authorized Signor for Opendoor Property J LLC

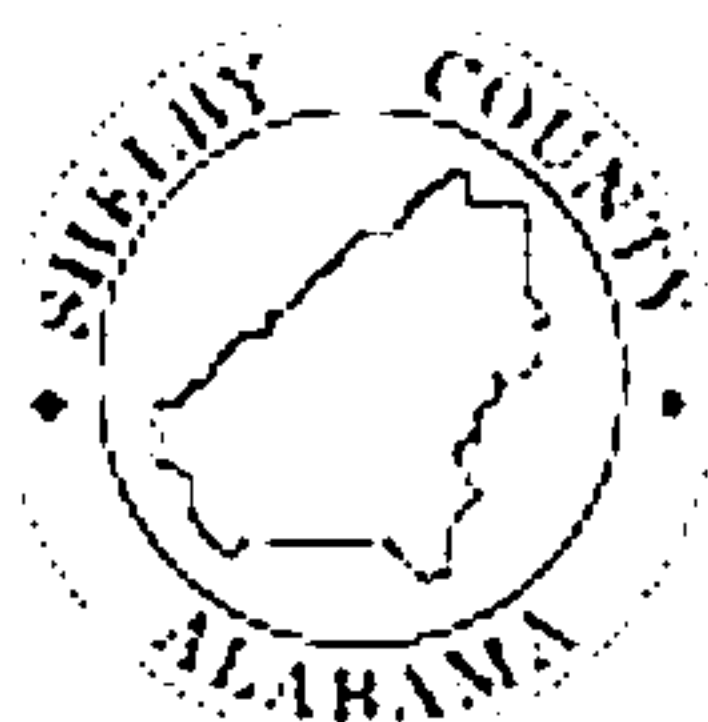
STATE OF Arizona)
 :
Maricopa COUNTY)

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Cynthia Pagetta, an authorized signor for Opendoor Property J LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance, he executed the same voluntarily and as his act on the day the same bears date.

Given under my hand and seal of office this 15 day of November, 2022.




Notary Public
My Commission Expires: Nov. 24, 2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2022 08:33:29 AM
\$185.00 PAYGE
20221121000428020

Allie S. Bayl