

20221121000429460
11/21/2022 03:32:18 PM
DEEDS 1/3

SEND TAX NOTICE TO:
Shad Alexander

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 (\$235,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Opendoor Property J, LLC, a Delaware Limited Liability Company**, (hereinafter "Grantor", whether one or more), by **Shad Alexander**, whose address is 1274 49th Place South, Apt A, Birmingham, AL 35222, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Shad Alexander, an unmarried person**, the following described real estate situated in Shelby County, Alabama, the address of which is 292 Stonecreek Pl, Calera, AL 35040, to-wit:

Lot 47, according to the Final Plat of Stonecreek, Phase 3, as recorded in Map Book 36, page 37 in the Probate Office of Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$240,405.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, has caused this conveyance to be executed on this 18th day of November, 2022.

Opendoor Property J, LLC, a Delaware Limited Liability Company

By: Russell White, auth signer

STATE OF Arizona
COUNTY OF Maricopa

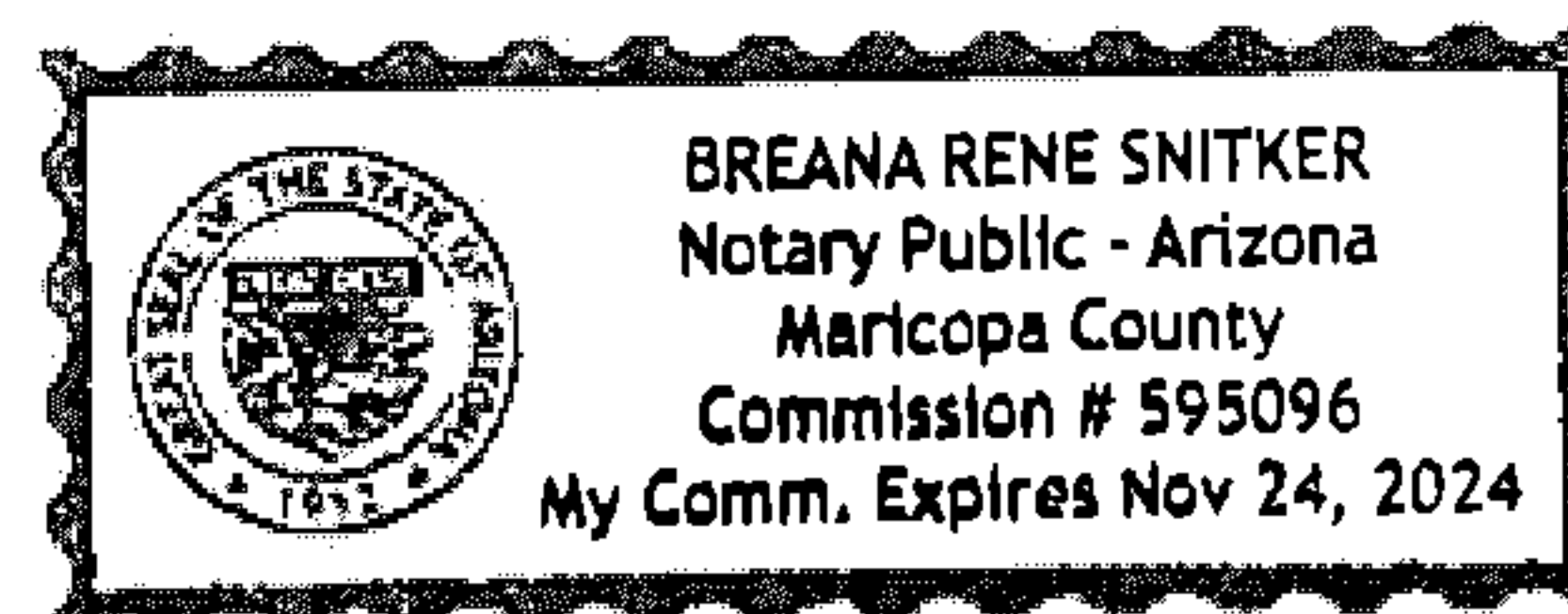
I, the undersigned Notary Public, in and for said County in said State, hereby certify that Russell White whose name as auth signer of Opendoor Property J, LLC, a DE Limited Liability Company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he (she), as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 18th day of November, 2022.

Breana Rene Snitker

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 03:32:18 PM
\$29.00 BRITTANI
20221121000429460

20221121000429460 11/21/2022 03:32:18 PM DEEDS 3/3

Allen S. Byrd

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	Shad Alexander
Mailing Address	410 N. Scottsdale Rd, #1600	Mailing Address	1274 49th Place South, Apt A
	Tempe, AZ 85281		Birmingham, AL 35222
Property Address	292 Stonecreek Pl	Date of Sale	11/18/2022
	Calera, AL 35040	Total Purchase Price	\$ 235,000.00
		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)

☐ 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 _____	Print _____
Unattested _____	Sign Pam Partridge _____
(verified by)	(Grantor/Grantee/Owner/Agent) circle one