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11/21/2022 03:35:03 PM
DEEDS 1/2

SEND TAX NOTICE TO:

LaCheston Tyron Moore
1405 East Whirlaway
Helena, AL 35080

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 SEVENTY ONE THOUSAND AND 00/100 (\$271,000.00)**, 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**, whose address is 410 North Scottsdale Road, Suite 1600, Tempe, AZ 85281 (hereinafter "Grantor", whether one or more), by **LaCheston Tyron Moore**, whose address is 1405 East Whirlaway, Helena, AL 35080 (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 **LaCheston Tyron Moore**, the following described real estate situated in Shelby County, Alabama, **the address of which is 1405 East Whirlaway, Helena, AL 35080 to-wit:**

Lot 23, according to the Survey of Dearing Downs, 4th Sector, as recorded in Map Book 9, Page 179, 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 \$271,000.00 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 Grantor and for the Grantor's 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this ^{18th} ~~18th~~ day of November, 2022.

Opendoor Property J LLC, a Delaware Limited Liability Company

By: 
Printed Name: Daniel Williams
Title: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Daniel Williams whose name as Authorized Signatory of Opendoor Property J LLC, a Delaware 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 Authorized Signatory and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

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


Notary Public
Print Name: Alessandra Valenza
My Commission Expires: 5-18-2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/21/2022 03:35:03 PM
\$26.00 JOANN
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Alex S. Bayl