

20221122000431320
11/22/2022 04:03:34 PM
DEEDS 1/5

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 493150

Send Tax Notices to:

MARCUS TYRELL PATTERSON AND KIMBERLY CANADA PATTERSON
508 FOOTHILLS LEDGE
CHELSEA, AL 35043

Source of Title:

SHELBY COUNTY, ALABAMA
WARRANTY DEED
INSTRUMENT: 20220411000146960
FILED: APRIL 11, 2022 AT 08:20:28 AM

WARRANTY DEED

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$328,700.00 in favor of Wells Fargo Bank.

Executed this 18th day of November, 2022, for good consideration of **THREE HUNDRED FORTY-SIX THOUSAND DOLLARS (\$346,000.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, whose mailing address is 410 N SCOTTSDALE RD, SUITE 1600, TEMPE, AZ 85281, hereby bargain, deed and convey to **MARCUS TYRELL PATTERSON AND KIMBERLY CANADA PATTERSON, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 508 FOOTHILLS LEDGE , CHELSEA, AL 35043, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 36, ACCORDING TO THE SURVEY OF FOOTHILLS POINT, AS RECORDED IN MAP BOOK 32, PAGE 33 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE FOOTHILLS POINT DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 20031223000824110 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

APN: 09-8-27-0-003-036-000

Property Address: 508 FOOTHILLS LEDGE , CHELSEA, AL 35043

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

This instrument was prepared without the benefit of a title examination.

WITNESS the hands and seal of said Grantor(s) this 18th day of November, 2022.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 18th day of November, 2022

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By:  (SEAL)

Printed Name: Sarah Payne

Title: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

I, Zyrion Lee, the undersigned Notary Public in and for said State and County, hereby certify that Sarah Payne, whose name as Authorized Signatory of Opendoor Labs, Inc., Trust Manager of Opendoor Property Trust I, a Delaware statutory trust, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the trust on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]





SIGNATURE OF NOTARY PUBLIC

My commission expires: 01-15-2023

This Instrument Prepared By:

CHARLES YOW II, ESQ.

o/b/o BC LAW FIRM, P.A.

1300 VAN BUREN AVE 112

OXFORD, MS 38655

(855) 204-0276

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

Grantor's Name OPENDOOR PROPERTY TRUST I, a
Delaware Statutory Trust

Grantee's Name Marcus Tyrell Patterson and Kimberly
Canada Patterson

Mailing Address 410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Mailing Address 508 Foothills Ledge, Chelsea, AL
35043 10 13th Street S, Apt 2342

Property Address 508 Foothills Ledge, Chelsea,

Date of Sale Birmingham, AL 35233
November 18, 2022

AL 35043
Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/22/2022 04:03:34 PM
\$51.50 CHARITY
20221122000431320

Total Purchase Price \$346,000.00sales

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 November 18, 2022

Print OS National

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one