

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 493978

20221129000435160
11/29/2022 09:17:13 AM
DEEDS 1/3

Send Tax Notices to:
RAUL ANTONIO GUILAMO CEDANO AND VIVIANA DE LA CARIDAD VENEGAS CALZADA
176 CHESSER RESERVE DRIVE
CHELSEA, AL 35043

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$270,019.00 in favor of United Wholesale Mortgage LLC.

WARRANTY DEED

Executed this 23rd day of November, 20 22, for good consideration of **Two Hundred Seventy-Five Thousand and 00/100 DOLLARS (\$275,000.00)**, I (we) **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 410 N SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85281, hereby bargain, deed and convey to **RAUL ANTONIO GUILAMO CEDANO, SINGLE AND VIVIANA DE LA CARIDAD VENEGAS CALZADA, SINGLE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 176 CHESSER RESERVE DRIVE, CHELSEA, AL 35043, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 18A, ACCORDING TO THE RESURVEY OF CHESSER RESERVE, PHASE I, AS RECORDED IN MAP BOOK 44, PAGE 11, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHESSER RESERVE AS RECORDED IN INSTRUMENT 20070710000325070 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, AS MAY BE AMENDED FROM TIME TO TIME (WHICH TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER REFERRED TO AS THE "DECLARATION").

APN: 09-8-27-0-007-018-000

Property Address: 176 CHESSER RESERVE DRIVE, 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.

20221129000435160 11/29/2022 09:17:13 AM DEEDS 2/3

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 23rd day of November, 2023.

GRANTOR:

Opendoor Property J LLC

By: [Signature] (SEAL)
Printed Name: Elizabeth Orozco
Title: Authorized Signatory

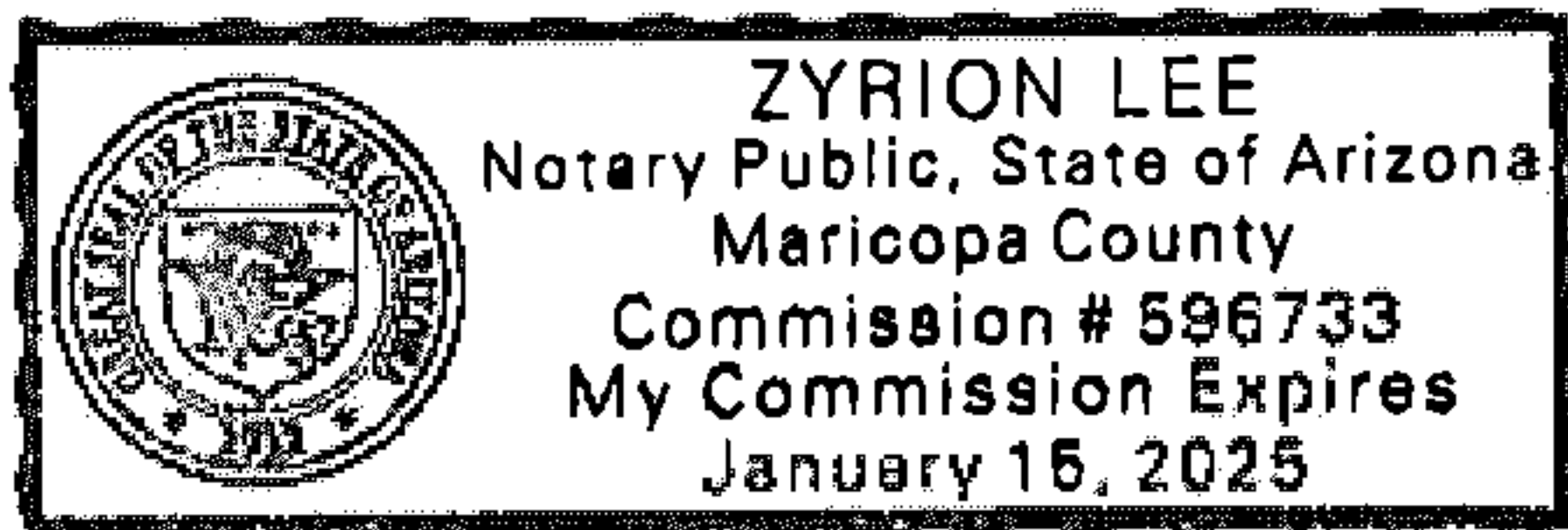
STATE OF ARIZONA
COUNTY OF MARICOPA

I, Zyrion Lee, the undersigned Notary Public in and for said State and County, hereby certify that Elizabeth Orozco, whose name as Authorized Signatory of Opendoor Property J LLC, 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 limited liability company on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 01-15-2025



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

Grantor's Name Opendoor Property J LLC, a
Mailing Address 410 N. Scottsdale Rd., Suite
1600
Tempe, AZ 85281

Grantee's Name Raul Antonio Guilamo Cedano &
Mailing Address Viviana De La Caridad Venegas
Calzada
2800 Riverview Road, #924
Birmingham, AL 35242

Property Address 176 Chesser Reserve Drive,
Chelsea, AL 35043

Date of Sale November 23, 2022

Total Purchase Price \$275,000.00 sales



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/29/2022 09:17:13 AM
\$33.00 PAYGE
20221129000435160

Allen S. Byrd

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 23, 2022

Print OS National

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/**Agent**) circle one