

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 491750

20221130000437360
11/30/2022 02:39:53 PM
DEEDS 1/4

Send Tax Notices to:
TYRONE WHEELER, JR.
127 SAINT CHARLES DRIVE
HELENA, AL 35080

WARRANTY DEED

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of (\$277,000.00) in favor of (Guild Mortgage Company LLC And/or its successors and/or assigns).

Executed this 29th day of November, 2022, for good consideration of **Two Hundred Seventy-Seven Thousand and 00/100 DOLLARS (\$277,000.00)**, 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 **TYRONE WHEELER, JR., A MARRIED MAN** whose mailing address is 127 SAINT CHARLES DRIVE, HELENA, AL 35080, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 57A, ACCORDING TO THE SURVEY OF ST. CHARLES PLACE, PHASE TWO, SECTOR FIVE, AS RECORDED IN MAP BOOK 20 PAGE 143, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13-5-21-2-000-005.059

Property Address: 127 SAINT CHARLES DRIVE, HELENA, AL 35080

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 foresaid; that I (we) will, and my (our) 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 29th day of November, 2022.

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IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 29th day of November, 2022

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.

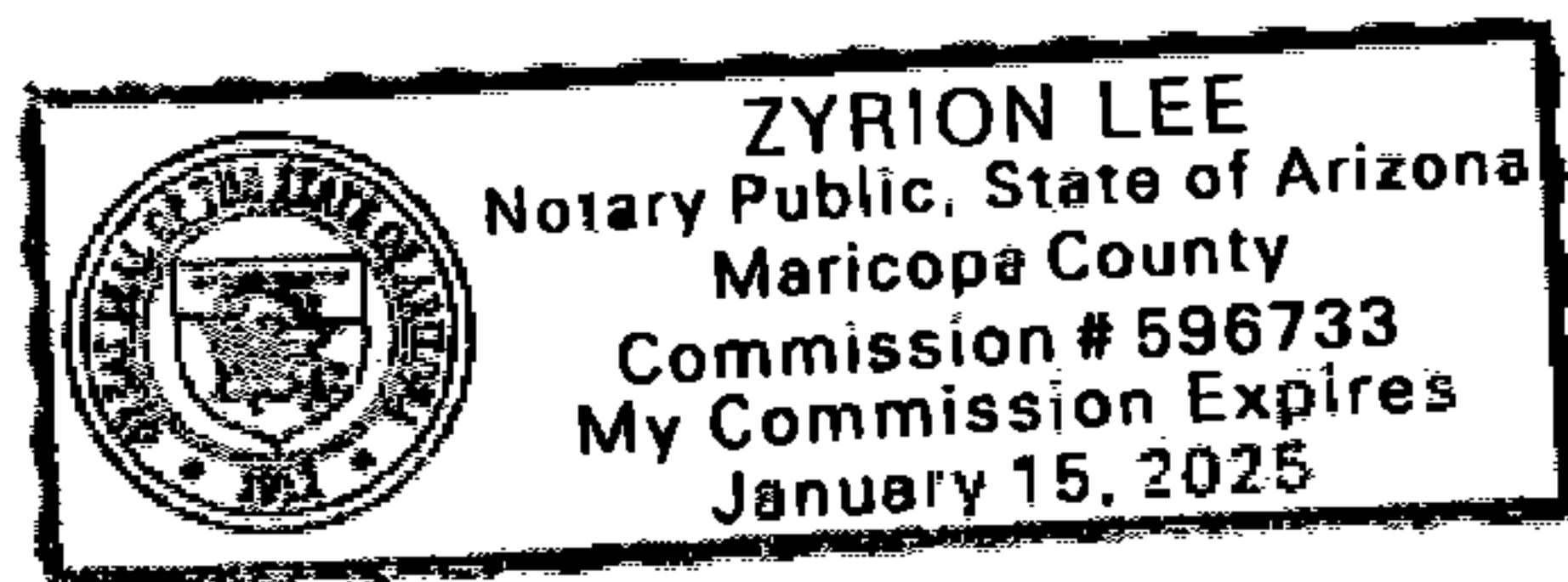
Witness my hand and official seal.

[Affix Notary Seal]

[Signature]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 01-15-2025



This Instrument Prepared By:
THOMAS H. CLAUNCH III, ESQ.
o/b/o BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

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Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section***

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

Grantee's Name Tyrone Wheeler Jr.
 Mailing Address 127 Saint Charles Drive
 Helena, AL 35080

Property Address 127 Saint Charles Drive, Helena,
 AL 35080

Date of Sale November 29, 2022

Total Purchase Price \$277,000.00sales



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/30/2022 02:39:53 PM
 \$32.00 JOANN
 20221130000437360

or

Actual Value

\$

or

Assessor's Market Value \$

The purchase price or actual value claimed *Allen S. Byrd* can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 29, 2022

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one