

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 497437

Send Tax Notices to:

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE RD, SUITE 1600
TEMPE, AZ 85281

WARRANTY DEED

Executed this 30 day of NOV., 2022, for good consideration of **ONE HUNDRED NINETY-FIVE THOUSAND FIVE HUNDRED DOLLARS (\$195,500.00)**, I (we) **SUZANNE M. KEY, AN UNMARRIED WOMAN**, whose mailing address is 12778 GROVE CIRCLE, MOUNDVILLE, AL 35474, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, SUITE 1600 , TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 6, ACCORDING TO A RESURVEY OF VILLAGE PARRISH, AS RECORDED IN MAP BOOK 24, PAGE 75, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13 8 27 1 006 006.000

Property Address: 116 FRANCES LANE, 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.

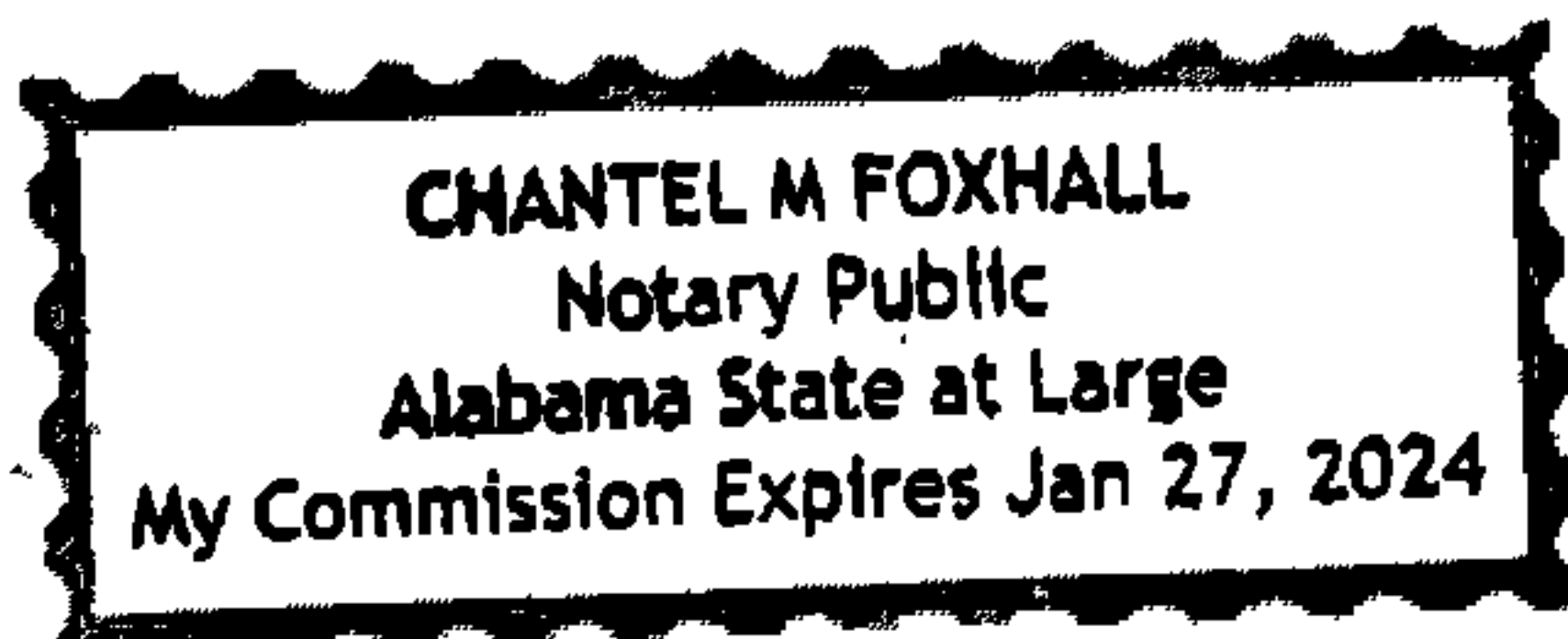
WITNESS the hands and seal of said Grantor(s) this 30 day of NOV., 2022.

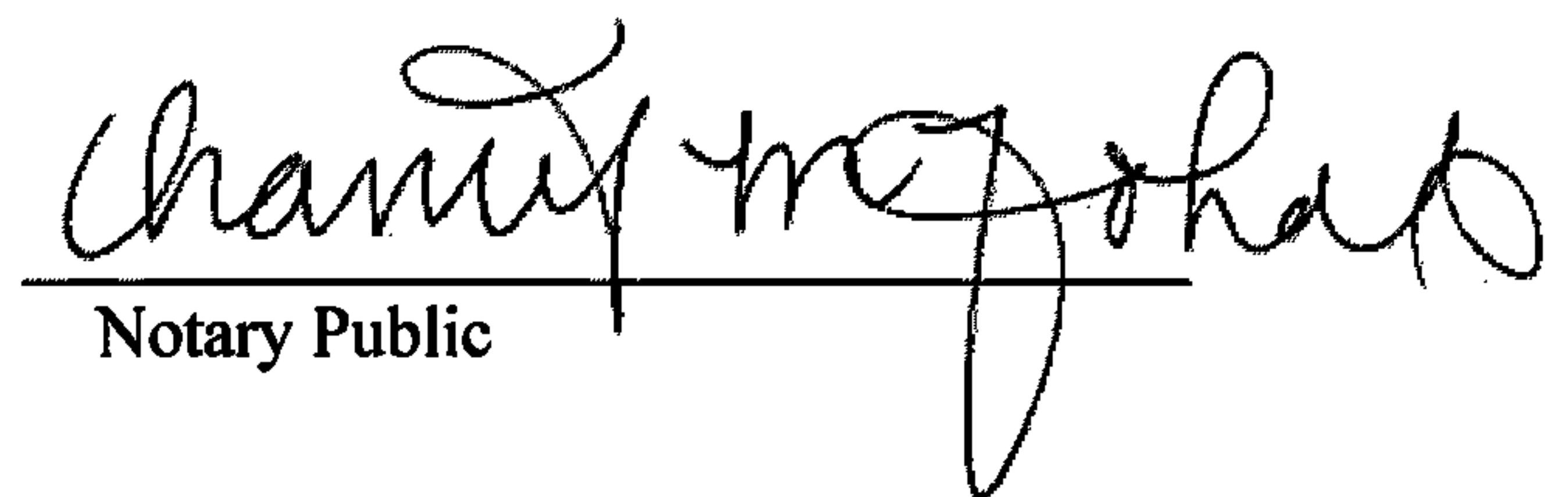


SUZANNE M. KEY

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Chantel Foxhall, a Notary Public, hereby certify that **SUZANNE M. KEY** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 30 day of NOV., 2022.





Notary Public

This Instrument Prepared By:
BARRY CAROTHERS, ESQ.
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

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

Grantor's Name Suzanne M. Key
 Mailing Address 116 Frances Lane
 Helena, AL 35080

Grantee's Name Opendoor Property Trust I, a
 Mailing Address Delaware Statutory Trust
 410 N Scottsdale Rd, Ste 1600
 Tempe, AZ 85281

Property Address 116 Frances Lane, Helena, AL
 35080

Date of Sale November 30, 2022

Total Purchase Price \$195,500.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/01/2022 02:22:13 PM
 \$223.50 JOANN
 20221201000438650

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
☐ 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 December 1, 2022

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☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one