

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 495921

20221207000444020
12/07/2022 08:24:14 AM
DEEDS 1/3

Send Tax Notices to:

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD., SUITE 1600
TEMPE, AZ 85281

WARRANTY DEED

Executed this 2 day of December, 20 22, for good consideration of Two hundred twenty two thousand one hundred and 00/100 **DOLLARS (\$222,100.00)**. I (we) **MURRAY STACKHOUSE AND MARY C. STACKHOUSE, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE** whose mailing address is 275 GLENORA DR, CLARKSVILLE, VA 23927, 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 27, ACCORDING TO THE SURVEY OF BRANDYWINE, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13 8 28 1 003 039.000

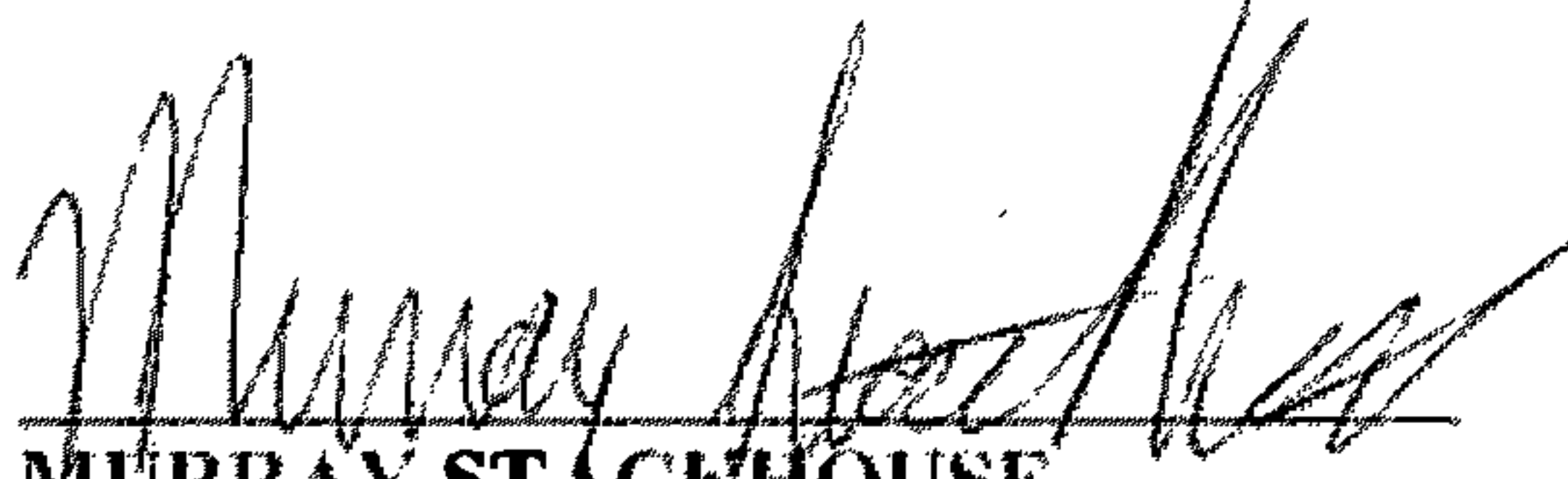
Property Address: 1058 CHATEAU DRIVE, HELENA, AL 35080

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 2 day of December, 2022


MURRAY STACKHOUSE


MARY C. STACKHOUSE

STATE OF ~~ALABAMA~~ ^{VIRGINIA}
COUNTY OF MECKLENBURG } SS.

I, MASON REESE, a Notary Public, hereby certify that **MURRAY STACKHOUSE AND MARY C. STACKHOUSE**, 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 2nd day of DECEMBER, 2022.


Notary Public

This Instrument Prepared By:
LYNN BYRD, ESQ.
b/o BC LAW FIRM, P.A.
P.O. BOX 44
MONROEVILLE, AL 36461

MASON S. REESE
NOTARY PUBLIC
REGISTRATION # 7776079
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
DECEMBER 31, 2022

Real Estate Sales Validation Form

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

Grantor's Name Murray Stackhouse and Mary C. Stackhouse Grantee's Name Opendoor Property Trust I,
Mailing Address 275 Glenora Dr Clarksville, VA 23927 Mailing Address a Delaware Statutory Trust
410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281

Property Address 1058 Chateau Drive, Helena, AL 35080 Date of Sale December 6, 2022
Total Purchase Price \$222,100.00
Actual Value \$
Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/07/2022 08:24:14 AM
\$250.50 JOANN
20221207000444020

Alvin S. Boyd

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
X 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 6, 2022 Print OS National
Unattested Sign (Grantor/Grantee/Owner/Agent) circle one
(verified by)