

**Recordation Requested By/Return to:**

OS NATIONAL

3097 SATELLITE BLVD, STE 400

DULUTH, GA 30096

File No. 498582

20221227000459810

12/27/2022 01:58:41 PM

DEEDS 1/3

**Send Tax Notices to:**

TAMERON J AND LEIONAH E SMITH

588 WATERFORD LANE

CALERA, AL 35040

**WARRANTY DEED**

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$239,000.00 in favor of Mortgage Research Center LLC DBA Veterans United Home Loans.

Executed this 22<sup>nd</sup> day of December, 2022, for good consideration of TWO HUNDRED THIRTY NINE THOUSAND 0/100 DOLLARS (\$239,000.00), I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, STE 1600, TEMPE, AZ 85281, hereby bargain, deed and convey to **TAMERON J SMITH AND LEIONAH E SMITH, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** whose mailing address is 588 WATERFORD LANE, CALERA, AL 35040, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 564, ACCORDING TO THE SURVEY OF WATERFORD HIGHLANDS-SECTOR 4, PHASE 1, AS RECORDED IN MAP BOOK 34, PAGE 73, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN:** 22-8-34-1005-011-000

**Property Address:** 588 WATERFORD LANE, CALERA, AL 35040

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 person.

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

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 22<sup>nd</sup> day of December, 2022.

**GRANTOR:**

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

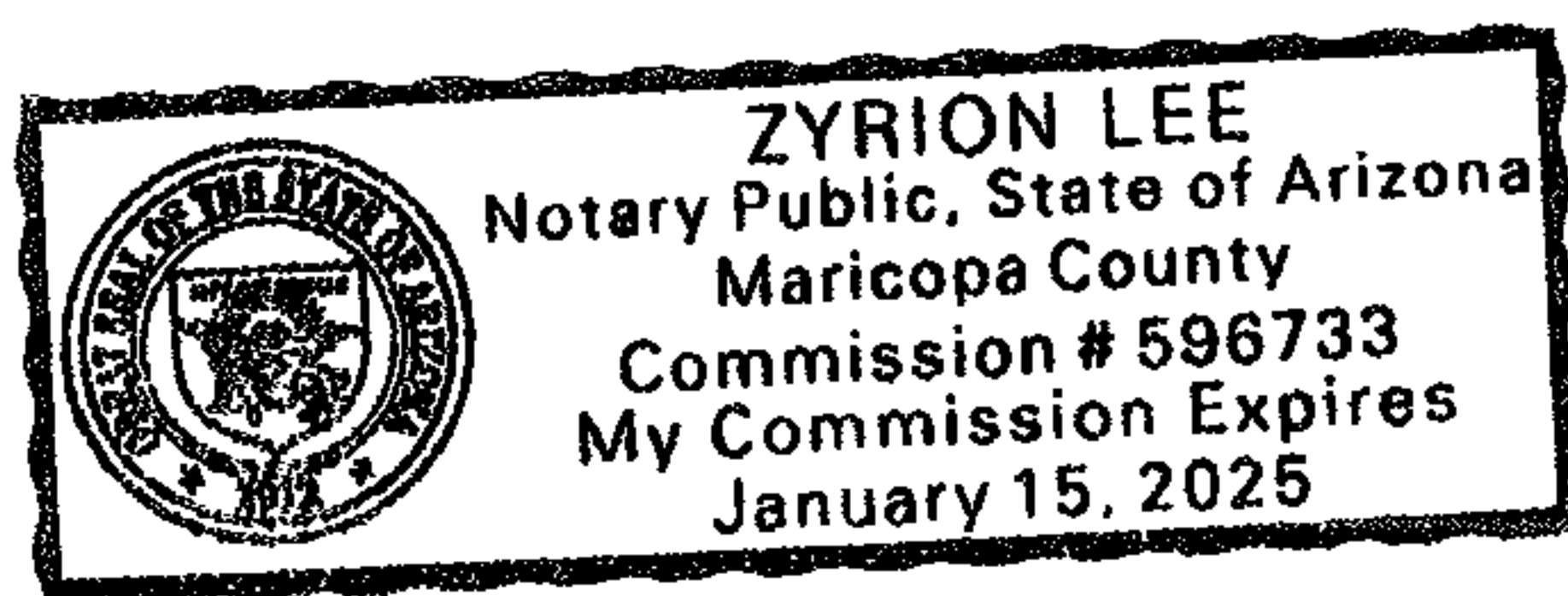
By:  (SEAL)  
Printed Name: Cathy Nguyen  
Title: Authorized Signatory


STATE OF Arizona  
COUNTY OF Maricopa

I, Zyrion Lee, the undersigned Notary Public in and for said State and County, hereby certify that Cathy Nguyen, 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: 01-15-2025

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

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

Grantee's Name Tameron Javaughn Smith and Leionah  
 Eloise Smith  
 Mailing Address 588 Waterford Lane, Calera, AL  
 35040

Property Address 588 Waterford Lane, Calera, AL  
 35040

Date of Sale December 22, 2022

Total Purchase Price \$239,000.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 12/27/2022 01:58:41 PM  
 \$29.00 JOANN  
 20221227000459810



The purchase price or actual value claim, 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 December 22, **2022**

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one