

20230104000002280  
01/04/2023 08:14:58 AM  
DEEDS 1/3

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 498078

**Send Tax Notices to:**  
DANIEL M POTTER  
221 THOROUGHbred LANE  
ALABASTER, AL 35007

## **WARRANTY DEED**

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$361,000.00, in favor of United Wholesale Mortgage.

Executed this 22nd day of December, 20 22, for good consideration of **THREE HUNDRED EIGHTY THOUSAND AND 0/100 DOLLARS (\$380,000.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD SUITE 1600, TEMPE, AZ 85281, hereby bargain, deed and convey to **DANIEL M POTTER AND MICHELLE ANNALISA MCMULLEN, HUSBAND AND WIFE** whose mailing address is 221 THOROUGHbred LANE, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 92, ACCORDING TO THE MAP AND SURVEY OF SADDLE LAKE FARMS, SECOND ADDITION, PHASES 3, 4, 5, 6 AND 7, AS RECORDED IN MAP BOOK 29, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN:** 222042991021.000

**Property Address:** 221 THOROUGHbred LANE, ALABASTER, AL 35007

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

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

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

**GRANTOR:**

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: Zoe Peru (SEAL)

Printed Name: Zoe Peru

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 Zoe Peru, 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 a Delaware statutory trustGrantee's Name Daniel M Potter and Michelle Annalisa  
McMullen410 N Scottsdale Rd, Ste 1600  
Tempe, AZ 85281Mailing Address 221 Thoroughbred Lane  
Alabaster, AL 35007Property Address 221 Thoroughbred Lane,  
Alabaster, AL 35007

Date of Sale December 22, 2022

Total Purchase Price \$380,000.00

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  
01/04/2023 08:14:58 AM  
\$47.00 PAYGE  
20230104000002280*Ann S. Byrd*

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 December 22, 2022Print OS National☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one