

Recordation Requested By/Return to:
OS NATIONAL LLC
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 495725

20230105000004100
01/05/2023 09:32:17 AM
DEEDS 1/4

Send Tax Notices to:
OPENDOOR PROPERTY TRUST I
410 N. SCOTTSDALE RD., STE 1600
TEMPE, AZ 85281

WARRANTY DEED

Executed this 30 day of December, 2022, for good consideration of **Two hundred seventy two thousand five hundred and 00/100 DOLLARS (\$272,500.00)**, I (we) **GREGORY FERGUSON AND CAROLYN FERGUSON, HUSBAND AND WIFE AND CYNTHIA FERGUSON AND TOREY WOODRUFF, WIFE AND HUSBAND, ALL AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 4318 CAMPBELL DR., PITTSBURG, CA 94565, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, whose mailing address is 410 N. SCOTTSDALE RD., STE 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 16, ACCORDING TO THE SURVEY OF KENSINGTON PLACE, PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 37, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 228344004015000

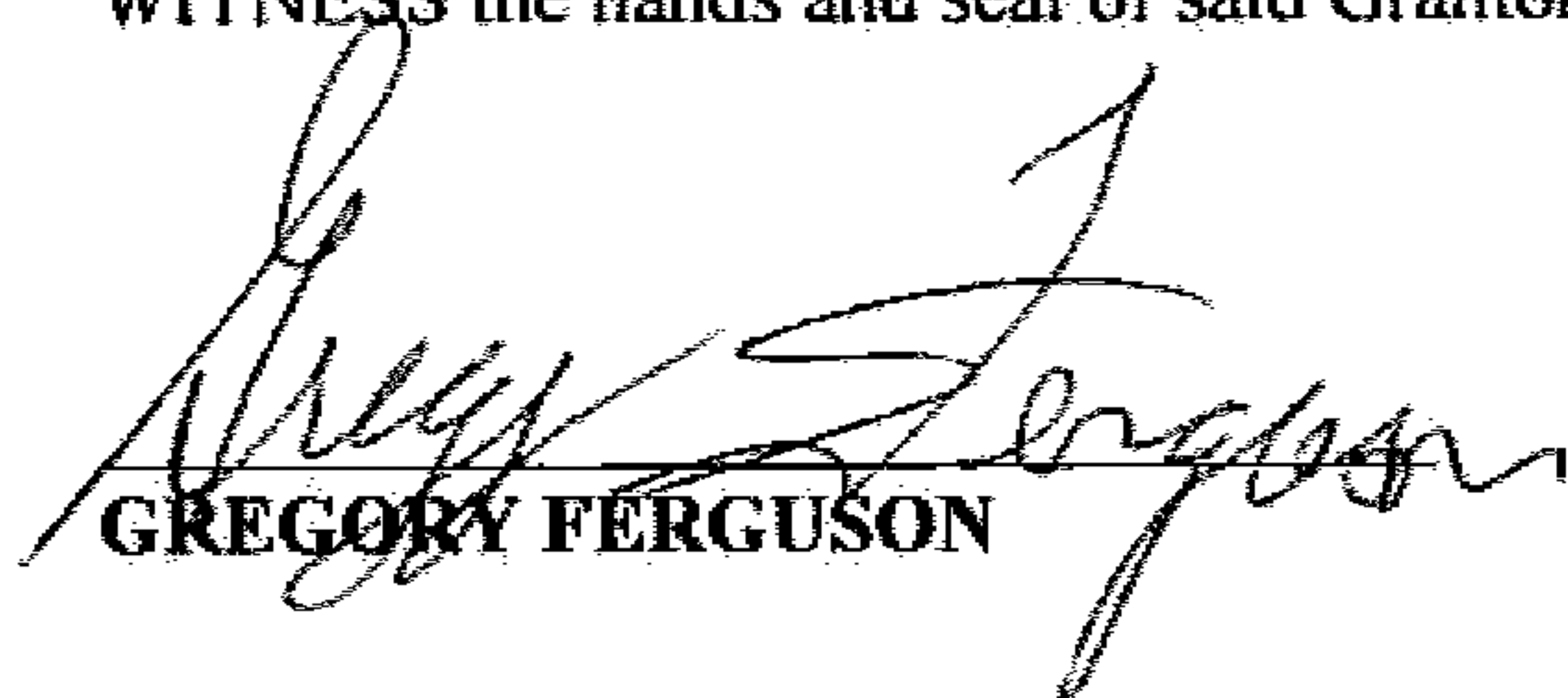
Property Address: 2060 KENSINGTON COURT, CALERA, AL 35040

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 December, 2022

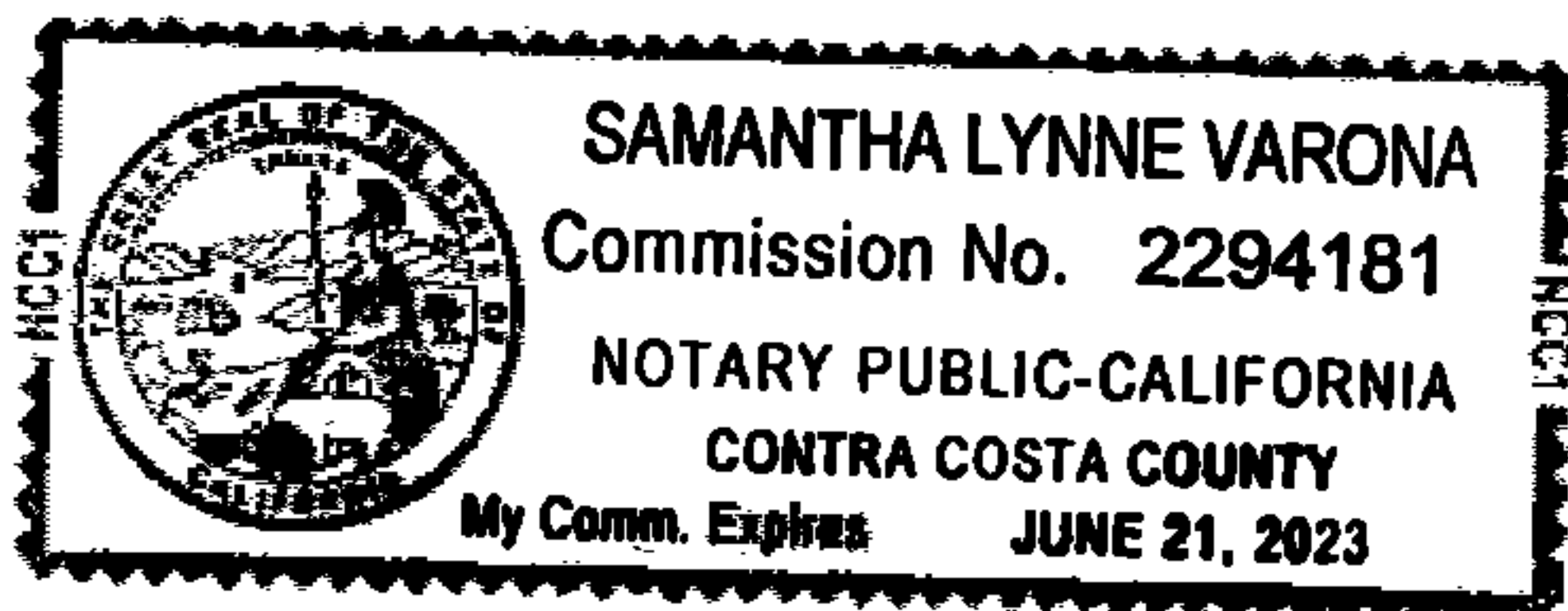

GREGORY FERGUSON

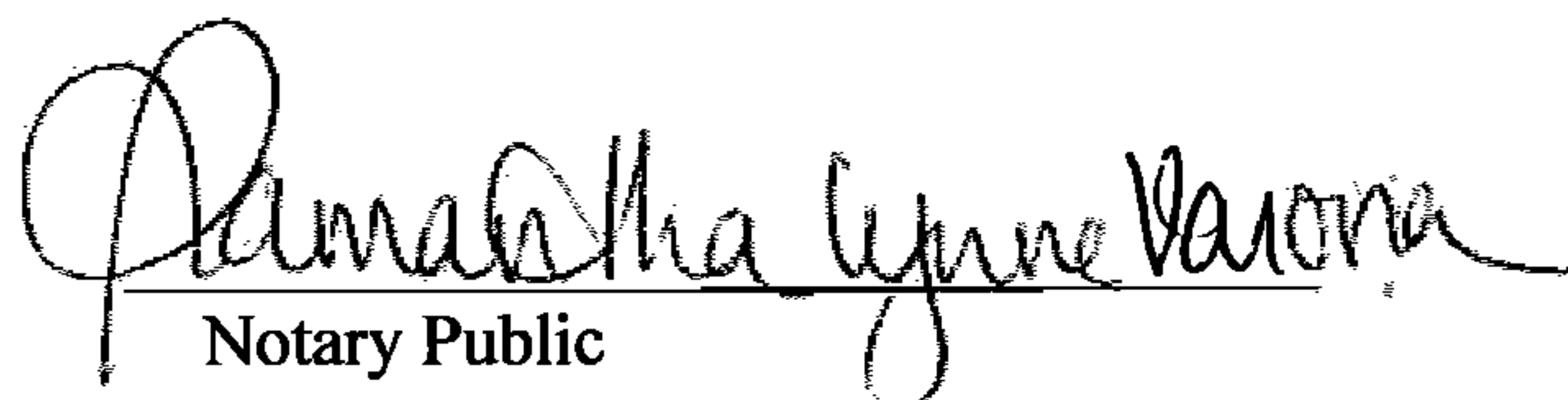

CAROLYN FERGUSON

STATE OF ~~ALABAMA~~^{SV} California
COUNTY OF Contra Costa } SS.

Samantha Lynne Varona, notary public

I, _____, a Notary Public, hereby certify that **GREGORY FERGUSON and CAROLYN FERGUSON** 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 30th day of December, 2022.




Notary Public

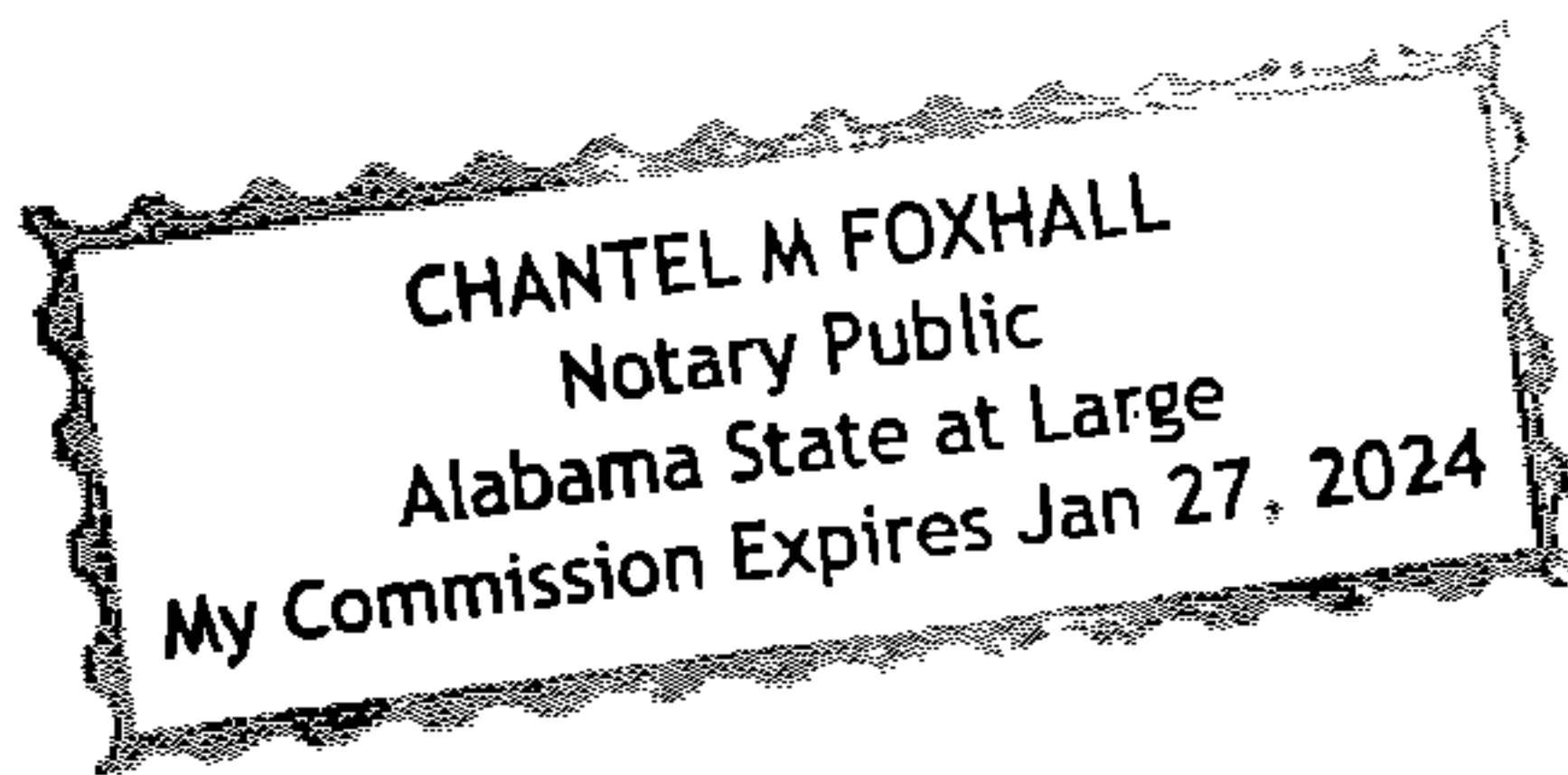
WITNESS the hands and seal of said Grantor(s) this 30 day of December, 2022.

Cynthia Ferguson
CYNTHIA FERGUSON

Torey Woodruff Sr.
TOREY WOODRUFF

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Chantel Foxhall, a Notary Public, hereby certify that **CYNTHIA FERGUSON and TOREY WOODRUFF**, 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 December, 2022.



Chantel M. Foxhall
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	Gregory Ferguson, Carolyn Ferguson &	Grantee's Name	Opendoor Property Trust I, a
Mailing Address	4318 Campbell Dr. Pittsburg, CA 94565	Mailing Address	410 N. Scottsdale Rd., Ste. 1600 Tempe, AZ 85281

Property Address 2060 Kensington Court, Calera,
AL 35040

Date of Sale January 3, 2023

Total Purchase Price \$272,500.00 sales

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
01/05/2023 09:32:17 AM
\$305.50 JOANN
20230105000004100

The purchase price or actual value claim *Alvin S. Byrd* is 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 January 3, 2023

Print OS National

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one