

20230214000039480
02/14/2023 12:32:57 PM
DEEDS 1/3

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 504834

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

This Instrument Prepared By:
THOMAS H. CLAUNCH III, ESQ.
o/b/o BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

WARRANTY DEED

Executed this 11th day of February, 2023, for good consideration of Two Hundred Thirty Thousand Nine Hundred and 00/100 Dollars (\$230,900.00), I (we) **ASHLEIGH BIVINS AND BRANDON BIVINS, WIFE AND HUSBAND, AS JOINT TENANTS AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, whose mailing address is 312 CEDAR GROVE CT, ALABASTER, AL 35114, 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 27 according to the Survey of Rocky Ridge, Phase 2, as recorded in Map Book 27, Page 16, Shelby County, Alabama Records.

APN: 13-8-28-1-005-027-000

Property Address: 100 ROCK VALLEY ROAD, HELENA, AL 35080

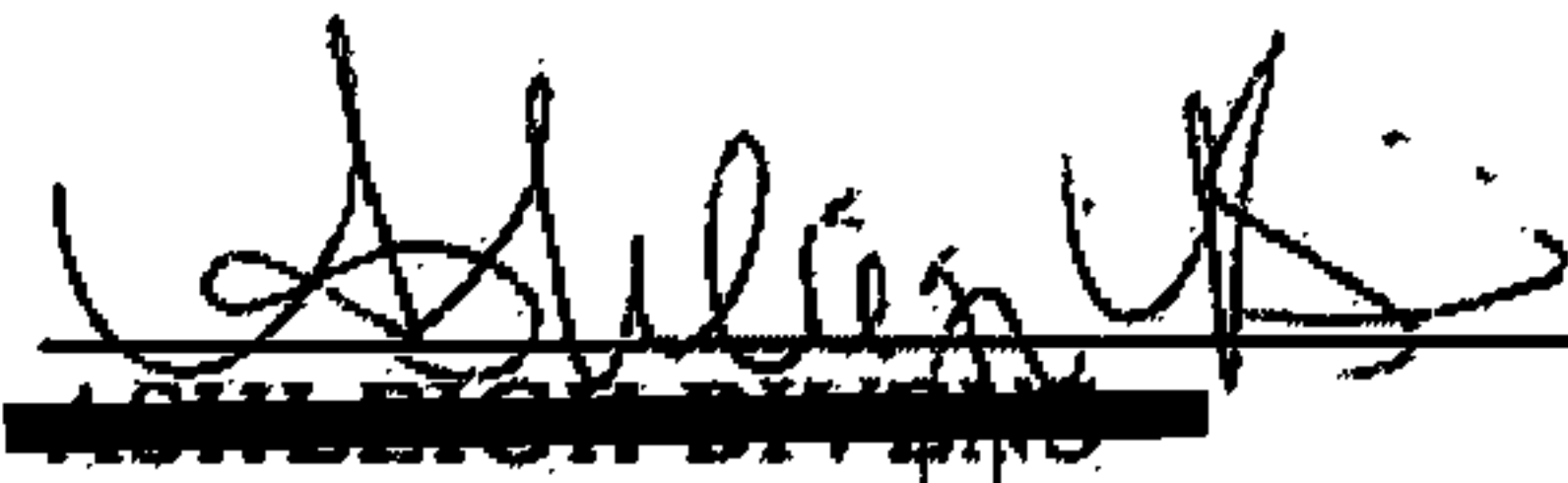
This instrument was prepared without the benefit of a title examination.

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 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.

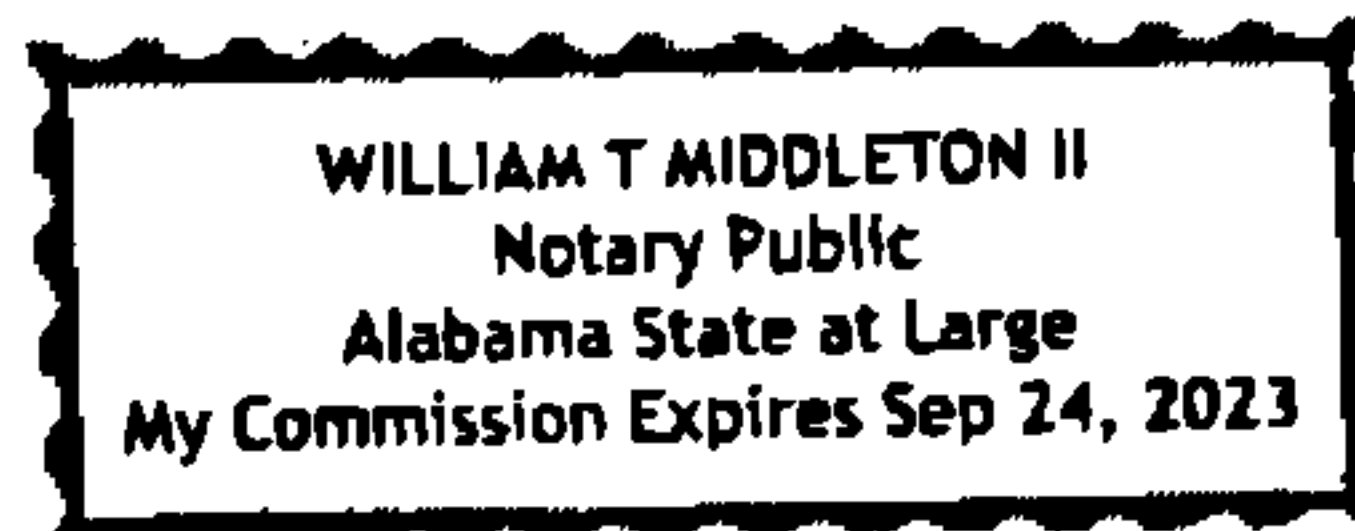
WITNESS the hands and seal of said Grantor(s) this 11 day of February, 2023.

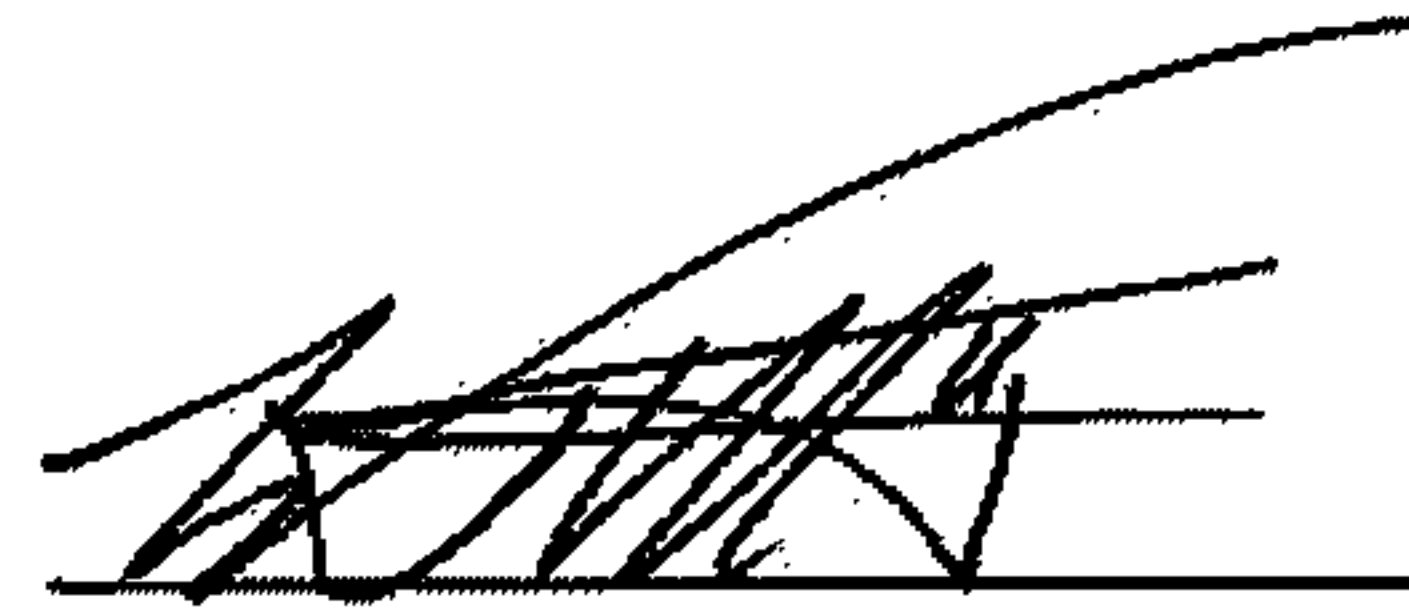

~~ASHLEIGH BIVINS~~
ASHLEIGH BIVINS


BRANDON BIVINS

STATE OF ALABAMA
COUNTY OF SHELBY } SS.

I, William T. Middleton II, a Notary Public, hereby certify that ~~ASHLEIGH BIVINS~~ ^{ASHLEIGH BIVINS} AND **BRANDON BIVINS** 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 day of 11 February, 2023.




Notary Public
William T. Middleton II

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

Grantor's Name	Ashleigh Bivins and Brandon Bivins	Grantee's Name	Opendoor Property Trust I, a
Mailing Address	100 Rock Valley Road Helena, AL 35080	Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281

Property Address 100 Rock Valley Road, Helena,
AL 35080100 Rock Valley Road

Date of Sale February 11, 2023

Total Purchase Price \$230,900.00sales

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
02/14/2023 12:32:57 PM
\$259.00 BRITTANI
20230214000039480

Alvin 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 February 13,

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one