

20230223000048440
02/23/2023 08:43:19 AM
DEEDS 1/4

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 506495

Send Tax Notices to:
SHAMEIL T. HARRIS AND ANGEL M. HARRIS
209 THOMPSON ROAD
ALABASTER, AL 35007

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

WARRANTY DEED

Executed this 22nd day of February, 2023, for good consideration of Three Hundred Forty-Nine Thousand and 00/100 Dollars (~~\$349,000.00~~), I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD., TEMPE, AZ 85281, hereby bargain, deed and convey to **SHAMEIL T. HARRIS AND ANGEL M. HARRIS, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 209 THOMPSON ROAD, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID 1/4-1/4 SECTION AND RUN THENCE WESTERLY ALONG THE SOUTH LINE THEREOF FOR A DISTANCE OF 351.68 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY NO. 264;

THENCE TURN 104 DEGREES 09 MINUTES 50 SECONDS RIGHT AND RUN NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 143.03 FEET TO A POINT; THENCE TURN 75 DEGREES 50 MINUTES 10 SECONDS RIGHT AND RUN EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR A DISTANCE OF 313.43 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID 1/4-1/4; THENCE TURN 88 DEGREES 39 MINUTES 34

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SECONDS RIGHT AND RUN SOUTHERLY ALONG SAID 1/4 LINE FOR A DISTANCE OF 138.72 FEET TO THE POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

APN: 13 8 34 4 002 003.004

Property Address: 209 THOMPSON ROAD, ALABASTER, AL 35007

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

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 persons.

WITNESS the hands and seal of said Grantor(s) this 22nd day of February, 2023.

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IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 22nd day of February, 2023.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: [Signature] (SEAL)
Printed Name: Christina Thornton
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 Christina Thornton, 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]
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
 Mailing Address 410 N Scottsdale Rd, Ste 1600
 Tempe, AZ 85281

Grantee's Name Shameil T. Harris
 Mailing Address 209 Thompson Road
 Alabaster, AL 35007

Property Address 209 Thompson Road, Alabaster,
 AL 35007

Date of Sale February 22, 2023

Total Purchase Price \$349,000.00 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
 02/23/2023 08:43:19 AM
 \$380.00 PAYGE
 20230223000048440

Allen S. Bayl

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 22, 2023

Print OS National

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one