

20230224000050530
02/24/2023 01:12:37 PM
DEEDS 1/3

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 504254

Send Tax Notices to:
RONADA RADFORD
313 CAMDEN COVE CIRCLE
CALERA, AL 35040

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

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$200,790.00 in favor of Regions Bank d/b/a Regions Mortgage ISAOA ATIMA.

Executed this 23 day of February, 2023, for good consideration of Two Hundred Seven Thousand and 00/100 Dollars (\$207,000.00), 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 **RONADA RADFORD, A SINGLE WOMAN** whose mailing address is 313 CAMDEN COVE CIRCLE, CALERA, AL 35040, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 137, ACCORDING TO THE SURVEY OF CAMDEN COVE, SECTOR 1, AS RECORDED IN MAP BOOK 25, PAGE 33 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 28-5-16-2-002-034.000

Property Address: 313 CAMDEN COVE CIRCLE, CALERA, AL 35040

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.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 23 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 TRUST I, a Delaware statutory trust	Grantee's Name	Ronada Radford
Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281	Mailing Address	313 Camden Cove Circle, Calera, AL 35040
Property Address	313 Camden Cove Circle, Calera, AL 35040	Date of Sale	313 Camden Cove Circle Calera, AL 35040 February 23, 2023
		Total Purchase Price	\$207,000.00
		Actual Value	\$
		Assessor's Market Value	\$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2023 01:12:37 PM
\$34.50 JOANN
20230224000050530

The purchase price or actual value claimed *Alvin 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 February 23,

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/**Agent**) circle one