Recordation Requested By/Return to:

OS NATIONAL 3097 SATELLITE BLVD, STE 400 DULUTH, GA 30096 File No. 503152

Send Tax Notices to:

MEGAN WHITIS AND DAENG CHAMPADA 1058 CHATEAU DRIVE HELENA, AL 35080

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 \$247,350.00 in favor of Assurance Financial Group, LLC and Mortgage Electronic Registration Systems, Inc. solely as nominee for the Lender, its successors and/or assigns, as their interest may appear.

Executed this 1st day of March , 2023 , for good consideration of TWO HUNDRED FIFTY-FIVE THOUSAND AND 00/100 DOLLARS (\$255,000.00), 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 MEGAN WHITIS, UNMARRIED AND DAENG CHAMPADA, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, whose mailing address is 1058 CHATEAU DRIVE, HELENA, AL 35080, 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 BRANDYWINE, FIRST SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13 8 28 1 003 039.000

Property Address: 1058 CHATEAU DRIVE, HELENA, AL 35080 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.

20230302000057180 03/02/2023 10:57:39 AM DEEDS 2/3

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this $\frac{1^{51}}{4}$ day of $\frac{1}{1}$ $\frac{1}{1}$ day of $\frac{1}{1}$ $\frac{1}{1}$

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: (SEAL)
Printed Name: Christina Thornton

Title: Authorized Signatory

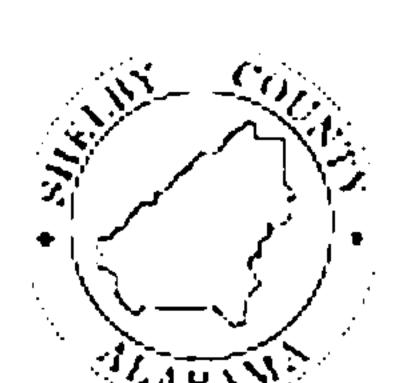
SIGNATURE OF NOTARY PUBLIC

My commission expires: 01-15-2025

STATE OF Arizona				
COUNTY OF Maricopa	1			
Opendoor Labs, Inc., Trus	Christina Thornton st Manager of Opendoor I	Property Trust I, a I	name as Author Delaware statutor	ized Signatory of the signed to the signed t
the foregoing conveyance				
informed of the contents	of said conveyance, said	person, as said offic	cer and with full	authority, executed
the same voluntarily for ar	id as the act of the trust on	the day the same be	ears date.	
Witness my hand and office	ial seal.			

AND A STATE OF ARTICOPA COUNTY
Commission # 596733
Expires January 15, 2025

[Affix Notary Seal]



Filed and Recorded Official Public Records

20230302000057180 03/02/2023 10:57:39 AM DEEDS 3/3

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Judge of Probate, Shelby County Alabama, County

Clerk **Shelby County, AL** 03/02/2023 10:57:39 AM **\$36.00 BRITTANI**

(verified by)

20230302000057180

alei 5. Beyl

Real Estate Sales Validation Form					
This Grantor's Name Mailing Address	Document must be filed in according to the open Door Property Trust a Delaware statutory trust 410 N Scottsdale Rd, Ste 1600	T I, Grantee's Name	ma 1975, Section Megan Whitis and Daeng Champada 1058 Chateau Drive, Helena, AL 35080		
Property Address	Tempe, AZ 85281 1058 Chateau Drive, Helena, AL		February 27, 2023		
	35080	Total Purchase Price or Actual Value	\$255,000.00 \$		
		or Assessor's Market Value	\$		
•	•				
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.					
to property and the	d mailing address - provide to ir current mailing address. Id mailing address - provide t				
Property address -	the physical address of the p	roperty being conveyed, if av	ailable.		
Total purchase pric	late on which interest to the pare the total amount paid for the instrument offered for re	the purchase of the property	y, both real and personal,		
conveyed by the in	property is not being sold, the strument offered for record. The or the assessor's current man	This may be evidenced by ar	, both real and personal, being n appraisal conducted by a		
excluding current uresponsibility of val	led and the value must be de se valuation, of the property uing property for property tax of Alabama 1975 § 40-22-1 (h	as determined by the local of purposes will be used and	•		
accurate. I further ι		tements claimed on this forn	ed in this document is true and nay result in the imposition		
Date <u>March 1, 202</u>	<u>23 </u>	Print <u>OS National</u>			
Unattested		Sian Jan			