

20230302000057180
03/02/2023 10:57:39 AM
DEEDS 1/3

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.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 1st day of March, 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





Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2023 10:57:39 AM
\$36.00 BRITTANI
20230302000057180

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

Allen S. Bayl

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,	Grantee's Name	Megan Whitis and Daeng Champada
Mailing Address	a Delaware statutory trust	Mailing Address	1058 Chateau Drive, Helena, AL
	410 N Scottsdale Rd, Ste 1600		35080
	Tempe, AZ 85281		

Property Address	1058 Chateau Drive, Helena, AL	Date of Sale	February 27, 2023
	35080	Total Purchase Price	\$255,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 March 1, 2023

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1