

20230303000059780
03/03/2023 12:54:02 PM
DEEDS 1/3

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 505252

Send Tax Notices to:
MAXWELL T. BURCH
1290 VILLAGE TRAIL
CALERA, AL 35040

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

WARRANTY DEED

Executed this 2 day of March, 2023, for good consideration of Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00), I (we) **OPENDOOR PROPERTY C LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 410 N. SCOTTSDALE RD., STE. 1600, TEMPE, AZ 85281, hereby bargain, deed and convey to **MAXWELL T. BURCH, A SINGLE MAN**, whose mailing address is 1290 VILLAGE TRAIL, CALERA, AL 35040, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 72, ACCORDING TO THE SURVEY OF FINAL PLAT OF WATERFORD VILLAGE, SECTOR 5, PHASE 2, AS RECORDED IN MAP BOOK 36, PAGE 47, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

APN: 22 7 35 1 003 001.000

Property Address: 1290 VILLAGE TRAIL, CALERA, AL 35040

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

THIS WARRANTY DEED IS BEING RECORDED IN CONJUNCTION WITH A MORTGAGE IN THE AMOUNT OF \$200,858.00 IN FAVOR OF UNITED WHOLESALE MORTGAGE.

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 2 day of March, 2023


GRANTOR:

Opendoor Property C LLC, a Delaware limited liability company

By: Opendoor Property Holdco C LLC, its sole member

By: OD Intermediate Holdco C LLC, its sole member

By: Opendoor Labs Inc., its sole member

By:  (SEAL)
Printed Name: Marissa Lollie
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 Marissa Lollie, whose name as Authorized Signatory of Opendoor Labs, Inc., sole member of OD Intermediate Holdco C LLC, sole member of Opendoor Property Holdco C LLC, sole member of Opendoor Property C LLC, a Delaware limited liability company, 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 limited liability company on the day the same bears date.

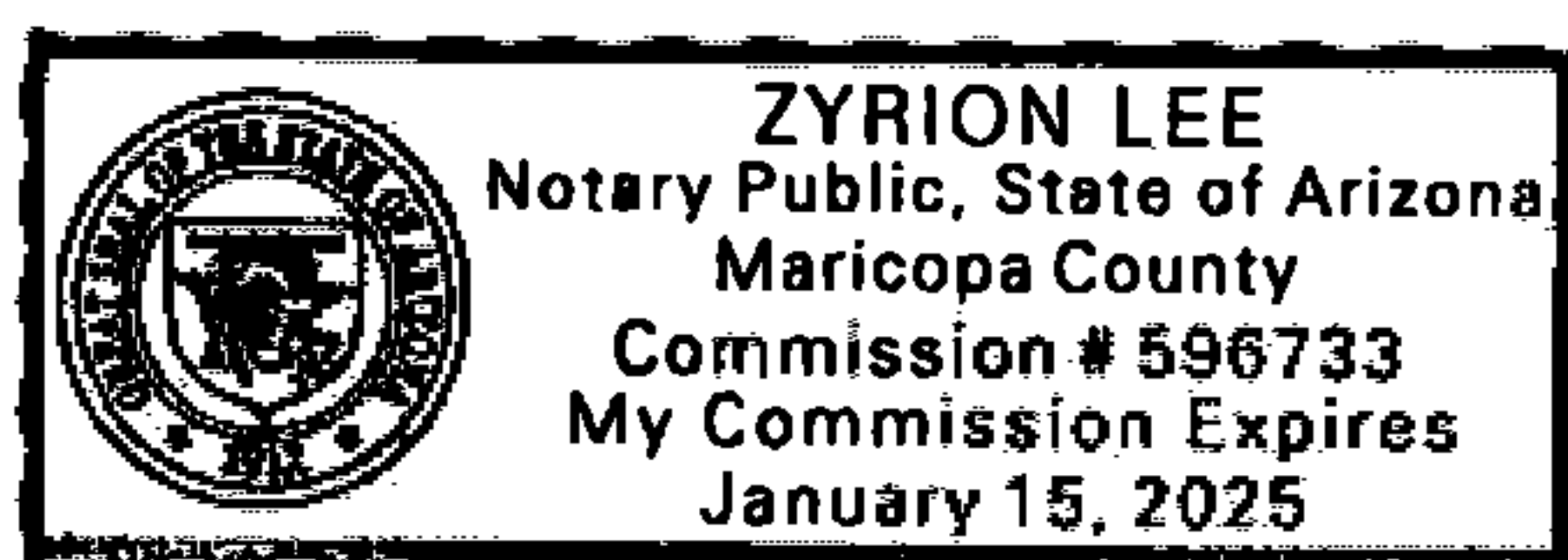
Witness my hand and official seal.

[Affix Notary Seal]



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 C LLC, a
 Mailing Address 410 N Scottsdale Rd, Ste 1600
 Tempe, AZ 85281

Grantee's Name Maxwell T. Burch
 Mailing Address 1290 Village Trail
 Calera, AL 35040

Property Address 1290 Village Trail, Calera, AL
 35040

Date of Sale March 2, 2023

Total Purchase Price \$205,000.00 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
 03/03/2023 12:54:02 PM
 \$32.50 BRITTANI
 20230303000059780

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
☐ 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 March 2, 2023

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one