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03/21/2023 12:35:36 PM
DEEDS 1/4

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 507391

Send Tax Notices to:
MARCIA BERNADETTE HALBERT
164 CHINABERRY LANE
MAYLENE, AL 35114

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

Executed this 17th day of March, 2023, for good consideration of Three Hundred Forty-Five Thousand and 00/100 Dollars (**\$345,000.00**), 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 **MARCIA BERNADETTE HALBERT, AN UNMARRIED WOMAN**, whose mailing address is 164 CHINABERRY LANE, MAYLENE, AL 35114, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 34, ACCORDING TO THE CHINABERRY SUBDIVISION, PHASE II, FINAL PLAT, AS RECORDED IN MAP BOOK 34, PAGE 91, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 23-2-04-0-001-098-000

Property Address: 164 CHINABERRY LANE, MAYLENE, AL 35114

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

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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.

**THIS WARRANTY DEED IS BEING RECORDED IN CONJUNCTION WITH A MORTGAGE
IN THE AMOUNT OF \$327,750.00 IN FAVOR OF FAIRWAY INDEPENDENT MORTGAGE**

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 17th day of March, 2023.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager


By:  (SEAL)
Printed Name: Ty LaMastres
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 Ty LaMastres, 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 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
Mailing Address 410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Grantee's Name Marcia Bernadette Halbert
Mailing Address 164 Chinaberry Lane
Maylene, AL 35114

Property Address 164 Chinaberry Lane, Maylene,
AL 35114

Date of Sale March 17, 2023
Total Purchase Price \$345,000.00

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
03/21/2023 12:35:36 PM
\$48.50 BRITTANI
20230321000077750

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 17, 2023

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one