

Send Tax Notice to:
Taryn Napier and Geoff Bramblett
3515 Wildewood Drive
Pelham, AL 35124

This Instrument Prepared By:
Robert McNearney
2870 Old Rocky Ridge Road
Suite 160
Birmingham, AL 35243

File: BHM-23-7852

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED TEN THOUSAND AND 00/100 (\$210,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned
Opendoor Property Trust I, a Delaware Statutory Trust (herein referred to as "Grantor," whether one or more), whose mailing address is

4110 N. Scottsdale Rd #1600, Tempe AZ 85281

by **Taryn Napier and Geoff Bramblett (herein referred to as "Grantee," whether one or more),** whose mailing address is

3513 Wildewood Drive Pelham, AL 35124

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, as **Joint Tenants with Right of Survivorship**, the following described real property, which has a mailing address of **3513 Wildewood Drive, Pelham, AL 35124**, and more particularly described as:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1ST, 2023 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD

MINING AND MINERAL RIGHTS EXCEPTED.

\$203,700.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, as Joint Tenants with right of survivorship, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor(s) do/does for himself/herself, his/her heirs and assigns, covenant with Grantee(s), his/her heirs, executors, administrators and assigns, that he/she is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that he/she has a good right sell and convey the same as aforesaid; that he/she will, and his/her heirs, executors, administrators shall warrant and defend the same to the said Grantee(s), his/her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my(our) hand(s) and seal(s), this 14th day of April, 2023

Opendoor Property Trust I, a Delaware Statutory Trust

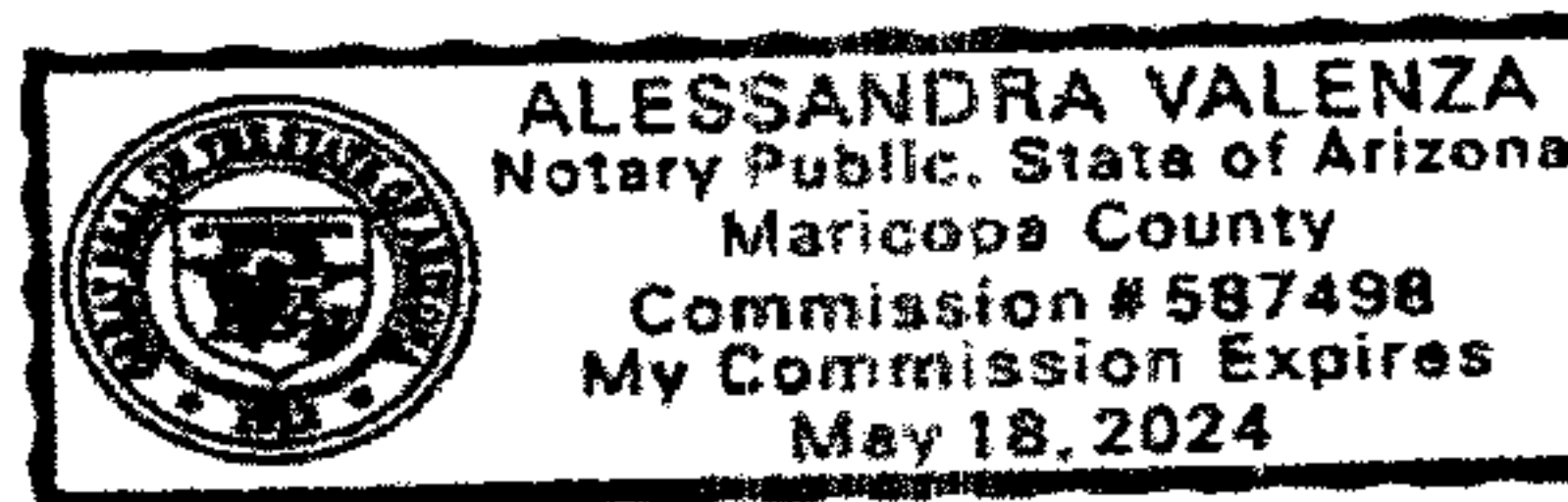
By: [Signature]
Authorized Signor
Chelsey Roberts

State of Arizona
County of Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Chelsey Roberts, Authorized Signor, whose name(s) as Authorized Signor(s) of **Opendoor Property Trust I, a Delaware Statutory Trust**, ~~is/are~~ 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of **Opendoor Property Trust I, a Delaware Statutory Trust**, on the day the same bears date.

Given under my hand and official seal this 14th day of April, 2023.

[Signature]
Notary Public
Alessandra Valenza
Printed Name
My Commission Expires: 5-18-2024



Poor Quality

EXHIBIT A

Property 1:
Lot 54, Block 1, according to the Survey of Wildewood Village, Fifth Addition, as recorded in Map Book 9, Page 165, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2023 12:48:35 PM
\$34.50 PAYGE
20230417000110460

Allen S. Bayal