

Send Tax Notice to:
Rodrigo Salvado Arana Flamenco
26008 Brigadier Pl
Unit K
Damascus, MD 20872

This Instrument Prepared By:

Robert McNearney
802 Shoney Drive Southwest
Suite E
Huntsville, AL 35891

File: SOH-23-8038

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED FORTY TWO THOUSAND AND 00/100 (\$242,000.00) 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

710 N Scottsdale Rd Tampa FL 33201
by Rodrigo Salvado Arana Flamenco (herein referred to as "Grantee"), whose mailing address is 26008 Brigadier Pl Unit K Damascus MD 20872
the receipt and sufficiency of which are hereby acknowledged. Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of 446 Savannah Cove, Calera, AL 35040, 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.

\$145,200.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HERewith.

TO HAVE AND TO HOLD to said Grantee, 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, 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, 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 11 day of April, 2023

Opendoor Property Trust I, a Delaware Statutory Trust

By: [Signature]
Title: Authorized Signor Kyle O'Hara

State of AZ
County of Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kyle O'Hara, whose name(s) as **Authorized Signor(s) of Opendoor Property Trust I, a Delaware Statutory Trust**, ~~a~~ corporation, 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 11 day of April, 2023.

[Signature]
Notary Public, State of AZ
Jacob Cherney
Printed Name
My Commission Expires: 12/12/24



EXHIBIT A

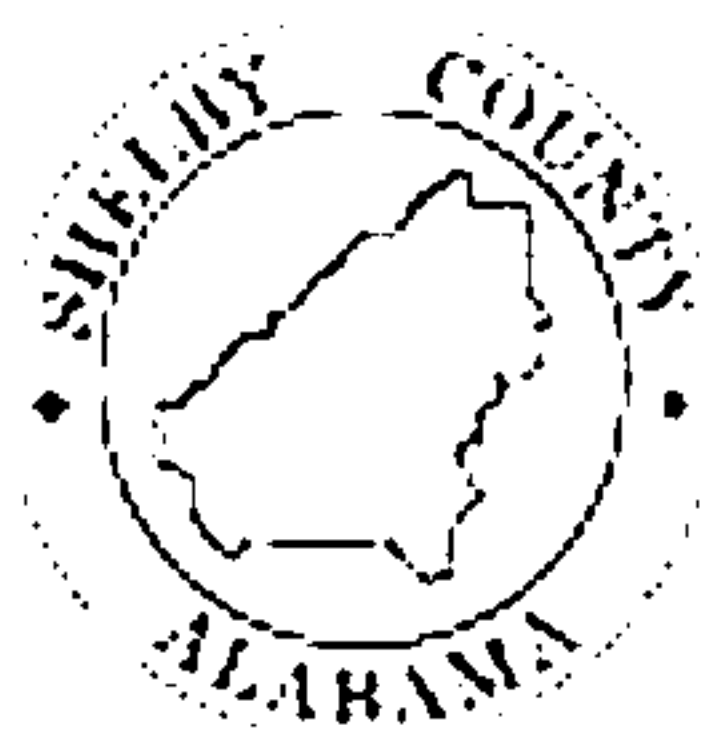
Property 1:

Lot 509, according to the Survey of Savannah Pointe Sector V, Phase II, as recorded in Map Book 30, Page 42, in the Probate Office of Shelby County, Alabama.

File No.: SOH-23-8038

General Warranty Deed - LE (AL)

Page 3 of 3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/03/2023 08:09:24 AM
\$125.00 JOANN
20230503000130160

Allie S. Boyd