

Send Tax Notice to:

Jacob Thomas Allen and Amberlyn

Sanders Allen

140 Moss Stone Lane
Calera, AL 35040

This Instrument Prepared By:

Robert McNearney

802 Shoney Drive Southwest, Suite E
Huntsville, AL 35801

File: SOH-23-8093

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of TWO HUNDRED SEVENTEEN THOUSAND AND 00/100 (\$217,000.00) 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

410 N Scottsdale Rd # 1410 Tempe AZ 85281

by Jacob Thomas Allen and Amberlyn Sanders Allen (herein referred to as "Grantee," whether one or more), whose mailing address is

140 Moss Stone Lane, Calera, AL 35040

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 140 Moss Stone Lane, 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.

\$213,069.00 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 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 5 day of May, 2023.

Opendoor Property Trust I, a Delaware Statutory Trust

By: 

Name: Russell White

Title: Authorized Signatory

State of AZ
County of Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Russell White, whose name(s) as Authorized Signor(s) of Opendoor Property Trust I, a Delaware Statutory Trust, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they, as such Trustee(s) and with full authority, executed the same voluntarily for and as the act of as Authorized Signor(s) of Opendoor Property Trust I, a Delaware Statutory Trust, on the day the same bears date.

Given under my hand and official seal this 5 day of May 2023.


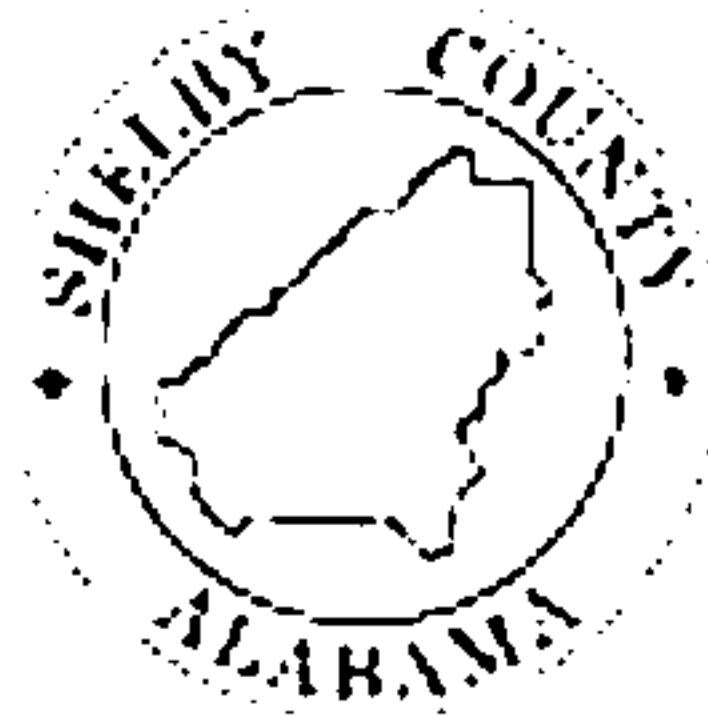

Notary Public
Mariah Howell
Printed Name
My Commission Expires: 8-1-23



EXHIBIT A

Property 1:

LOT 71, ACCORDING TO THE FINAL PLAT OF STONECREEK, PHASE 4, AS RECORDED IN MAP BOOK 37, PAGE 44, 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
05/08/2023 08:48:07 AM
\$32.00 JOANN
20230508000134660

Allie S. Bayl