

SEND TAX NOTICE TO:
Rebekah Barbour and Mitchell Watson
134 Brook Circle
Chelsea, AL 35043

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of **THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 (\$355,000.00)**, the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Opendoor Property Trust I, A Delaware Statutory Trust**, whose address is 410 North Scottsdale Road Ste 1600, Tempe, AZ 85281, (hereinafter "Grantor", whether one or more), by **Rebekah Barbour and Mitchell Watson**, whose address is 134 Brook Circle, Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee **Rebekah Barbour and Mitchell Watson, as joint tenants with right of survivorship**, the following described real estate situated in Shelby County, Alabama, the address of which is 134 Brook Circle, Chelsea, AL 35043, to-wit:

LOT 42 ACCORDING TO THE SURVEY OF BROOK CHASE ESTATES, PHASE II AS RECORDED IN MAP BOOK 22, PAGE 47, SHELBY COUNTY, ALABAMA RECORDS.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$348,570.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for itself, its successors and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's successors and assigns shall warrant and defend the same to the said Grantee, and Grantee's heirs executors, administrators, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, Opendoor Property Trust I, A Delaware Statutory Trust, by Cynthia Pagetta, as its Authorized Signer, who is authorized to execute this conveyance, has caused this conveyance to be executed on this 10 day of May, 2023.

Opendoor Property Trust I, A Delaware Statutory Trust

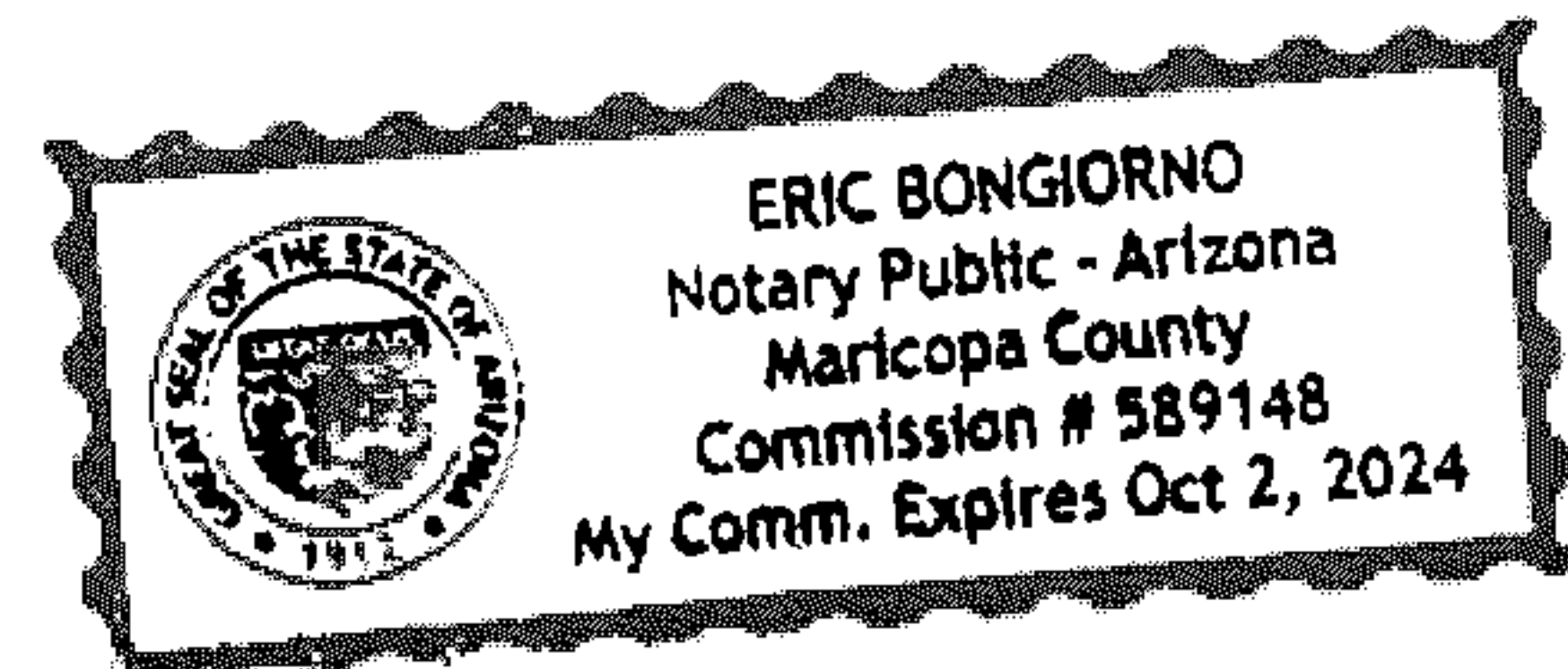
By: [Signature]
Cynthia Pagetta
Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

I, the undersigned Notary Public, in and for said County, in said State, hereby certify that Opendoor Property Trust I, A Delaware Statutory Trust, by Cynthia Pagetta, as its Authorized Signer 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, he/she, as such Trustee and with full authority, executed the same voluntarily for and as the act of said Trust on the day the same bears date.

Given under my hand and official seal this 10 day of May, 2023.

[Signature]
Notary Public
My Commission Expires: 10/2/2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/18/2023 11:58:04 AM
\$31.50 JOANN
20230518000148280

Alex S. Bayl