

Send Tax Notice to:
Todd Childers Grogan
197 Cove Lane
Pelham, AL 35124

This Instrument Prepared By:
Cassy Dailey
3156 Pelham Parkway
Suite 2
Pelham, AL 35124

File: **PEL-23-9629**

STATE OF ALABAMA
COUNTY OF SHELBY

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **TWO HUNDRED NINETY THOUSAND AND 00/100 (\$290,000.00)** 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 Labs, Inc., Certified Trust Manager of Opendoor Property Trust 1, A Delaware Statutory Trust (herein referred to as "Grantor," whether one or more), whose mailing address is

410 North Scottsdale Road, Ste. 1600, Tempe, AZ 85281

by **Todd Childers Grogan (herein referred to as "Grantee"),** whose mailing address is

197 Cove Lane, Pelham, AL 35124

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 **197 Cove Lane, 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.

\$232,000.00 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 21 day of June, 2022.

Opendoor Property Trust I, A Delaware Statutory Trust

By: Opendoor Labs Inc., as Trust Manager

By: [Signature]

Name: Christina Thornton

Title: Authorized Signatory

STATE OF AZ
COUNTY OF Maricopa

I, the undersigned Notary Public in and for said County and State, hereby certify that Christina Thornton, authorized signor for Opendoor Labs, Inc, Certified Trust Manager of Opendoor Property Trust I, A Delaware Statutory Trust whose name(s) is/are 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of June, 2022.

[Signature]
Notary Public

My Commission Expires: 12/12/24

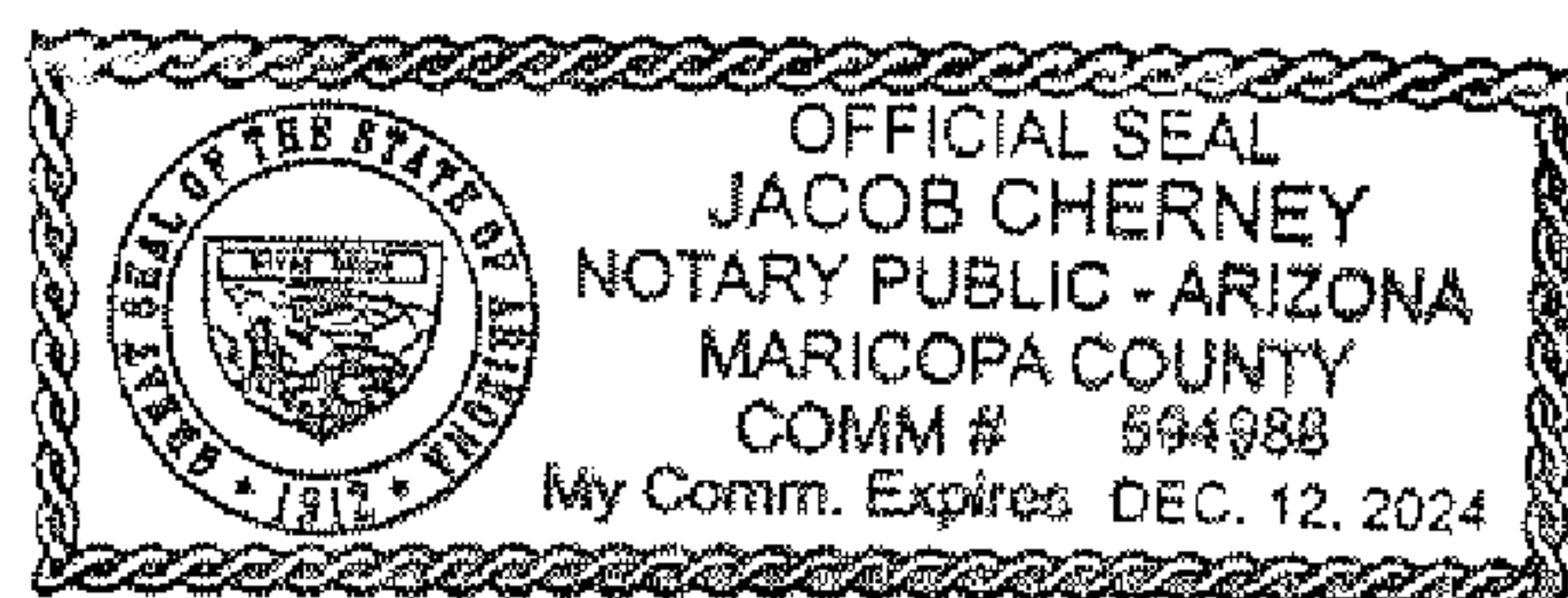
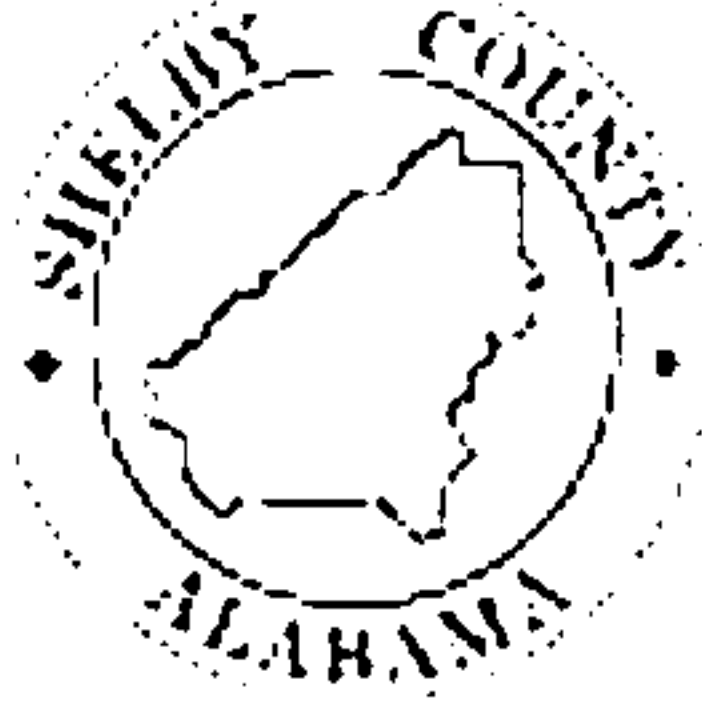


EXHIBIT A

Property 1:

Lot 2838 according to the Survey of Corrective Map of Weatherly Highlands The Cove Sector 28 Phase II as recorded in Map Book 30, Page 92, Shelby County, Alabama Records.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2023 01:27:05 PM
\$318.00 PAYGE
20230623000187400

Allie S. Bayl