

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 525678

Send Tax Notices to:

ROGER ENRIQUE ANTIVERO LIENDO AND EIGLY AGUILAR SANCHEZ
572 BENTMOOR DRIVE
HELENA, AL 35080

This Instrument Prepared By:

BARRY CAROTHERS, ESQ.
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

WARRANTY DEED

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$283,240.00 in favor of Truist Bank

Executed this 29th day of September, 2023, for good consideration of **Two Hundred Ninety-Two Thousand and 00/100 Dollars (\$292,000.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD., STE. 1600, TEMPE, AZ 85288, hereby bargain, deed and convey to **ROGER ENRIQUE ANTIVERO LIENDO AND EIGLY AGUILAR SANCHEZ, HUSBAND AND WIFE, FOR THEIR JOINT LIVES, REMAINDER TO THE SURVIVOR OF THEM** whose mailing address is 572 BENTMOOR DRIVE, HELENA, AL 35080, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 1440, ACCORDING TO THE SURVEY OF OLD CAHABA IV 2ND ADDITION PHASE 3, AS RECORDED IN MAP BOOK 33 PAGE 130, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED IN INSTRUMENT 20230526000159460

APN: 13-4-20-4-004-038-000

Property Address: 572 BENTMOOR DRIVE, HELENA, AL 35080

This instrument was prepared without the benefit of a title examination.

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 29 day of September, 2023.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By:  (SEAL)

Printed Name: Cathy Nguyen

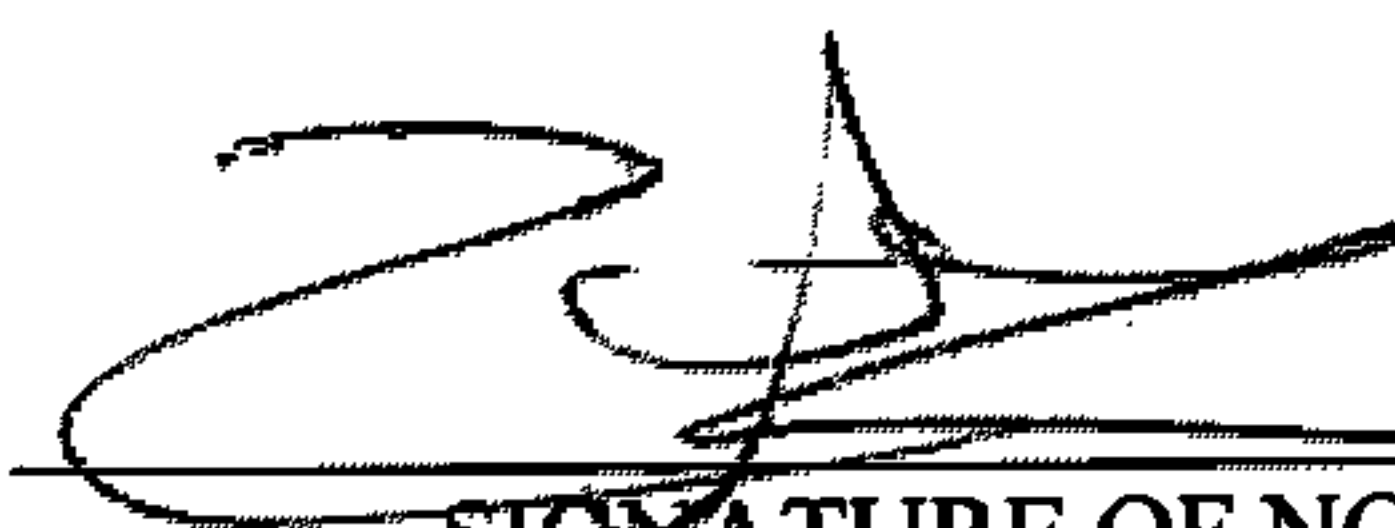
Title: Authorized Signatory

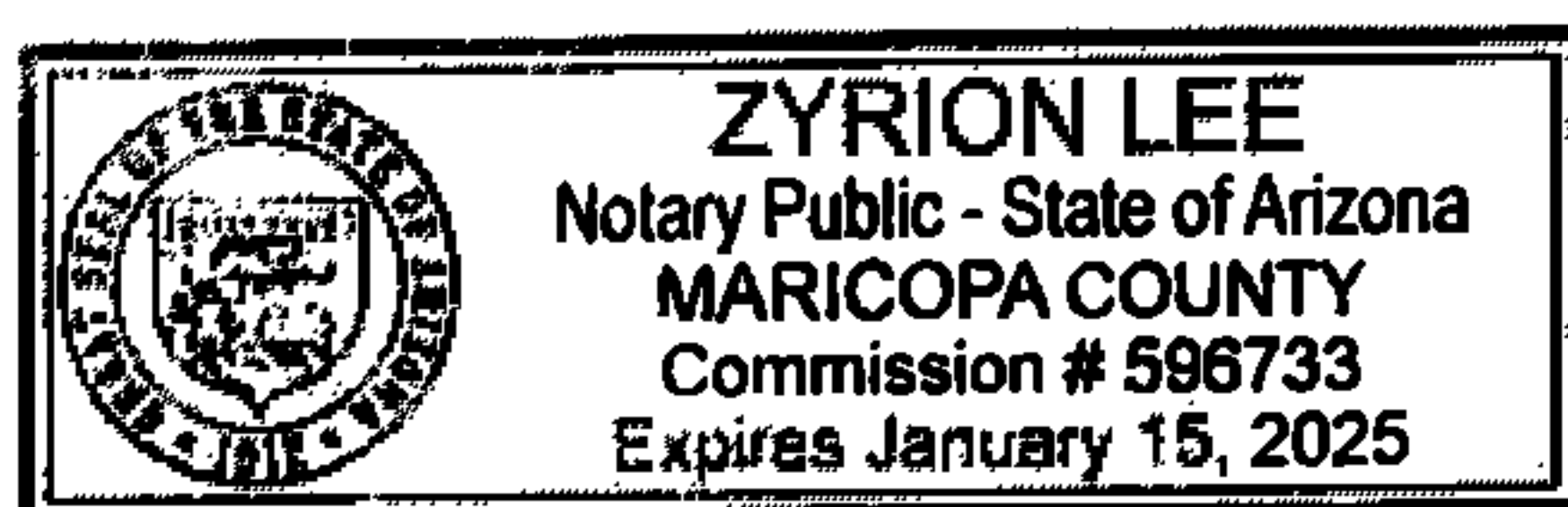
STATE OF Arizona
COUNTY OF Maricopa

I, Zyrion Lee, the undersigned Notary Public in and for said State and County, hereby certify that Cathy Nguyen, whose name as Authorized Signatory of Opendoor Labs, Inc., Trust Manager of Opendoor Property Trust I, a Delaware statutory trust, 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, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the trust on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]


SIGNATURE OF NOTARY PUBLIC
My commission expires: 01-15-2025



Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name OPENDOOR PROPERTY TRUST I,
 Mailing Address a Delaware statutory trust
410 N. SCOTTSDALE RD., STE 1600,
TEMPE, AZ 85281

Grantee's Name ANTIVERO-LIENDO, ROGER ENRIQUE
 Mailing Address AGUILAR-SANCHEZ, EIGLY KARILU
572 Bentmoor Driv
Helena, AL 35080

Property Address 572 Bentmoor Driv
Helena, AL 35080

Date of Sale 09/28/2023Total Purchase Price \$ 292,000.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk

or

Actual Value \$

or

Assessor's Market Value \$

Shelby County, AL
 10/02/2023 03:56:37 PM
 \$40.00 JOANN
 20231002000294590

The purchase price or actual value claimed Antivero-Liendo, Roger Enrique can be verified in the following documentary evidence: (check one) (Recordation of documents is not required)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9/29/2023Print Taylor Thomas☐ Unattested

Sign

(verified by)

Taylor Thomas
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1