

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 525972

Send Tax Notices to:
JAMES R MORROW, JR.
141 FALLING WATERS LANE
MAYLENE, AL 35114

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 \$294,730.00 in favor of SouthPoint Bank

Executed this 29th day of September, 2023, for good consideration of **Three Hundred Nine Thousand and 00/100 Dollars (\$309,000.00)**, 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 **JAMES R. MORROW, JR., AN UNMARRIED MAN**, whose mailing address is 141 FALLING WATERS LANE, MAYLENE, AL 35114, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 31, ACCORDING TO THE FINAL PLAT OF CROSS CREEK SUBDIVISION, AS RECORDED IN MAP BOOK 38, PAGE 3, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED IN INSTRUMENT 20230428000125230

APN: 23-2-09-0-010-031-000

Property Address: 141 FALLING WATERS LANE, MAYLENE, AL 35114

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

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns 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 foresaid; that I (we) will, and my (our) 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

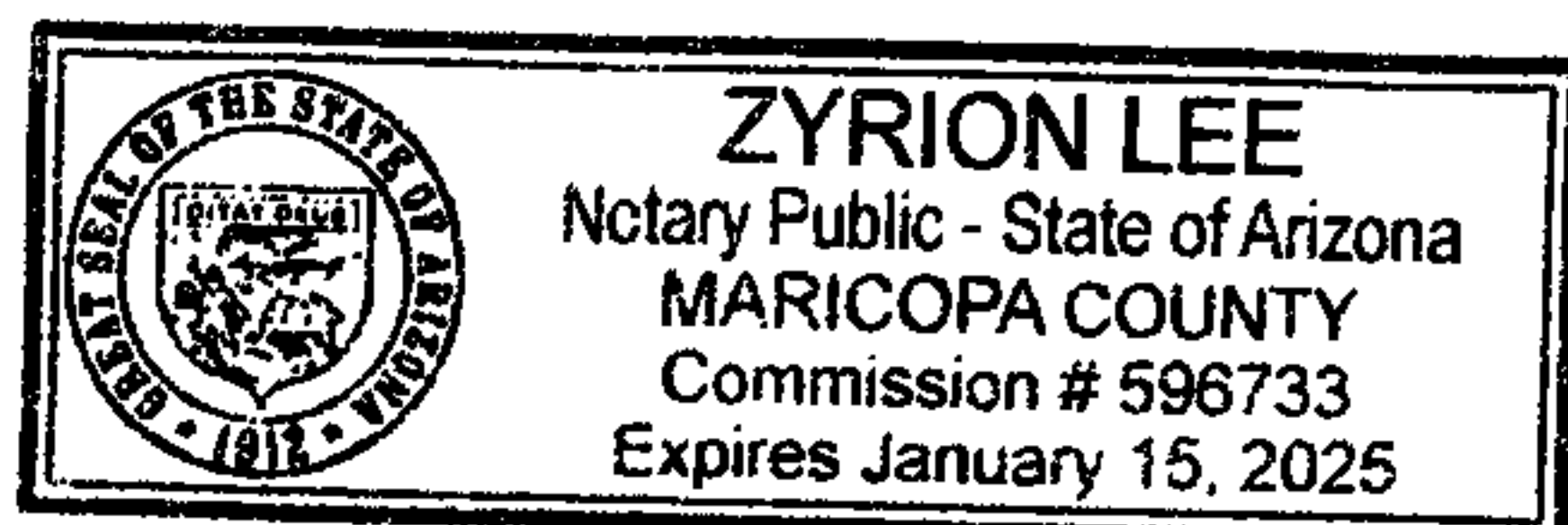
By: _____ (SEAL)
Printed Name: Cathy Nguyen
Title: Authorized Signatory

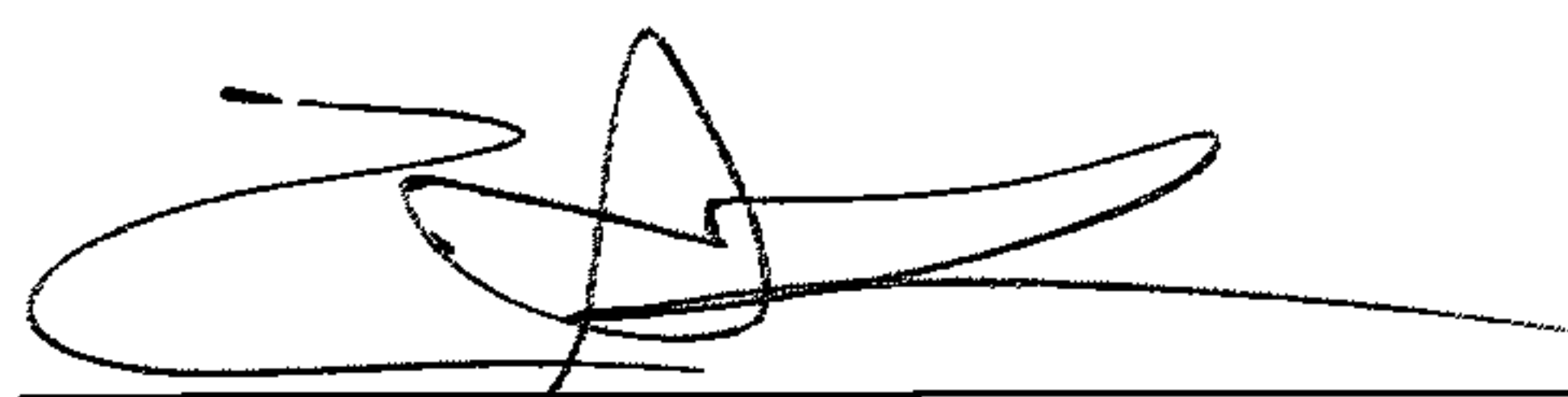
STATE OF Arizona
COUNTY OF Maricopa

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.

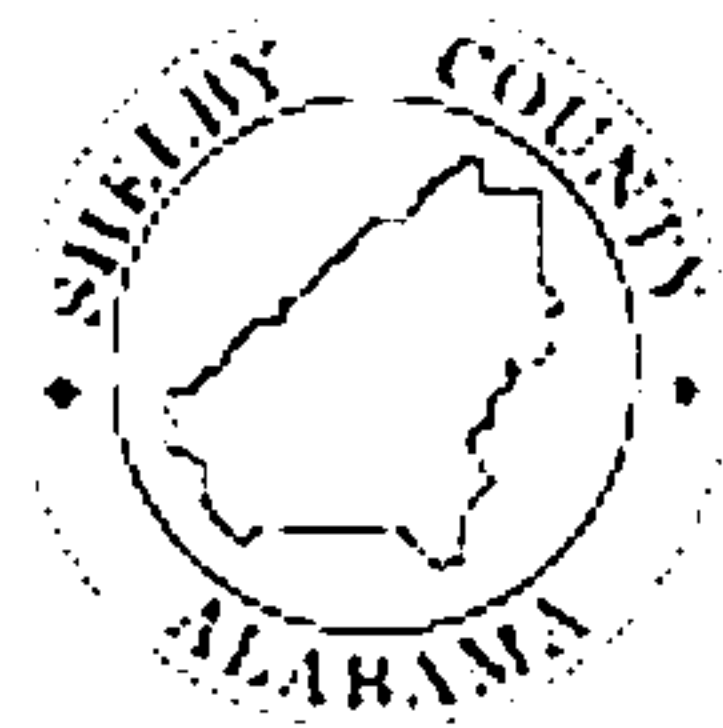
Witness my hand and official seal.

[Affix Notary Seal]





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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/03/2023 10:25:41 AM
\$45.50 CHARITY
20231003000295220

Allen S. Bayl

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,	Grantee's Name	MORROW, JAMES R. JR.
Mailing Address	a Delaware statutory trust	Mailing Address	141 FALLING WATERS LANE
	410 N. SCOTTSDALE RD., STE 1600,		MAYLENE, AL 35114
	TEMPE, AZ 85281		
Property Address	141 FALLING WATERS LANE	Date of Sale	09/29/2023
	MAYLENE, AL 35114	Total Purchase Price	\$ 309,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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	09/29/23	Print	Tyaira Daniels
<input type="checkbox"/> Unattested		Sign	<i>Tyaira Daniels</i>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one