

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 530872

Send Tax Notices to:
OPENDOOR PROPERTY TRUST I,
A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE RD, STE 1600
TEMPE, AZ 85288

This Instrument Prepared By:
THOMAS H. CLAUNCH III, ESQ.
o/b/o BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

WARRANTY DEED

Executed this 14 day of November, 2023, for good consideration of **Four Hundred Thirteen Thousand and 00/100 Dollars (\$413,000.00)**, I (we) **JEFFREY B. LUNCEFORD AND CHALON K. LUNCEFORD, HUSBAND AND WIFE**, whose mailing address is 1067 EAGLE HOLLOW DR, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, STE 1600, TEMPE, AZ 85288, the following described land in JEFFERSON County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 30, ACCORDING TO THE SURVEY OF THE HIGHLANDS, 2ND SECTOR, AS RECORDED IN MAP BOOK 18, PAGE 48, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 104 17 0 001011.089
Property Address: 805 HILLSHIRE DRIVE, HOOVER, AL 30228
SOURCE OF TITLE: INST#20161122000430500

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]

WITNESS the hands and seal of said Grantor(s) this 14 day of November, 2023.


JEFFREY B. LUNCEFORD


CHALON K. LUNCEFORD

STATE OF ALABAMA
COUNTY OF Jefferson } SS.

I, Charles Sanford, a Notary Public, hereby certify that **JEFFREY B. LUNCEFORD AND CHALON K. LUNCEFORD**, whose name(s) 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 executed the same voluntarily on the day the same bears date. Given under my hand this 14 day of November, 2023.


Notary Public

CHARLES SANFORD
Notary Public
Alabama State at Large

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jeffrey B. Lunceford and Chalon K. Lunceford
Mailing Address 1067 Eagle Hollow Dr
Birmingham, AL 35224

Grantee's Name OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
Mailing Address 410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85288

Property Address 805 Hillshire Drive
Hoover, AL 35244

Date of Sale 11/16/2023
Total Purchase Price \$ 413,000.00
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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 11-14-2023

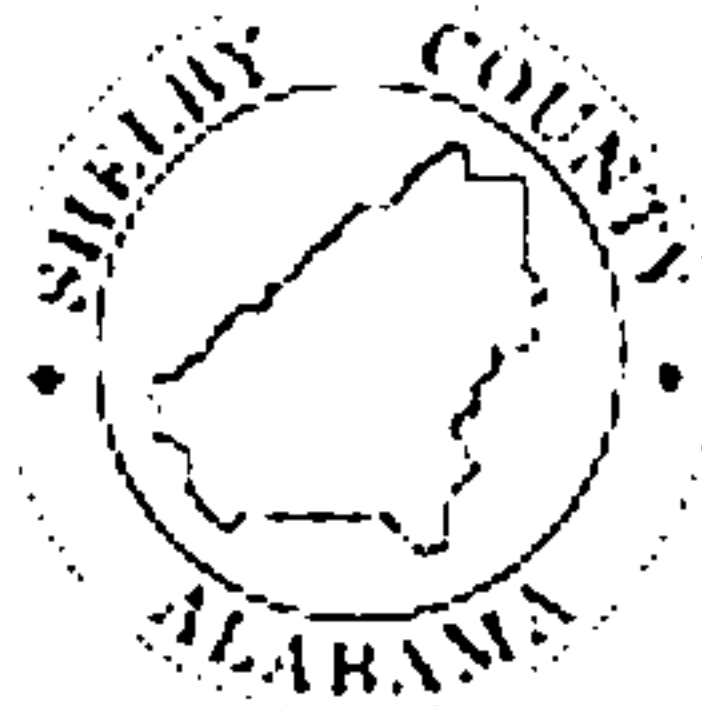
Print Chalon K. Lunceford
Jeffrey B. Lunceford

☐ Unattested
(verified by)

Sign Chalon K. Lunceford
Jeffrey B. Lunceford
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/17/2023 12:03:12 PM
\$444.00 PAYGE
20231117000337860

Alvin S. Bayl