

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 528716

Send Tax Notices to:

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD, SSTE 1600
TEMPE, AZ 85288

This Instrument Prepared By:

LYNN BYRD
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

CORRECTIVE WARRANTY DEED

Executed this 18th day of APRIL, 2024, for good consideration of **Three Hundred Fifty-One Thousand Two Hundred and 00/100 Dollars (\$351,200.00)**, I (we) **MICHAEL HENDERSON AND CYNTHIA MCCLAIN HENDERSON, HUSBAND AND WIFE** whose mailing address is 290 KINROSS CIRCLE, PELHAM, AL 35124, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD, SSTE 1600, TEMPE, AZ 85288, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

Lot 247, according to the final plat of Holland Lakes, Sector Two, Phase Two, as recorded in map book 36, page 55, in the Probate Office of Shelby County, Alabama.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN HOLLAND LAKES DECL. OF COVENANTS, CONDITIONS AND RESTRICTIONS EXECUTED BY HOLLAND LAKES, INC. AND FILED IN INST#20050602000267270 AND FURTHER AMENDED BY SECOND AMENDMENT RECORDED IN INST#20070312000109050, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "DECLARATION").

This deed serves to correct and include a Non-exclusive Easement for use of Common Areas omitted from legal description in original document dated 11/10/2023 and recorded on 11/14/2023 as instrument no. 20231114000333540.

APN: 13-7-26-1-006-026-000

Property Address: 310 CREEKSIDE LANE, PELHAM, AL 30228

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.

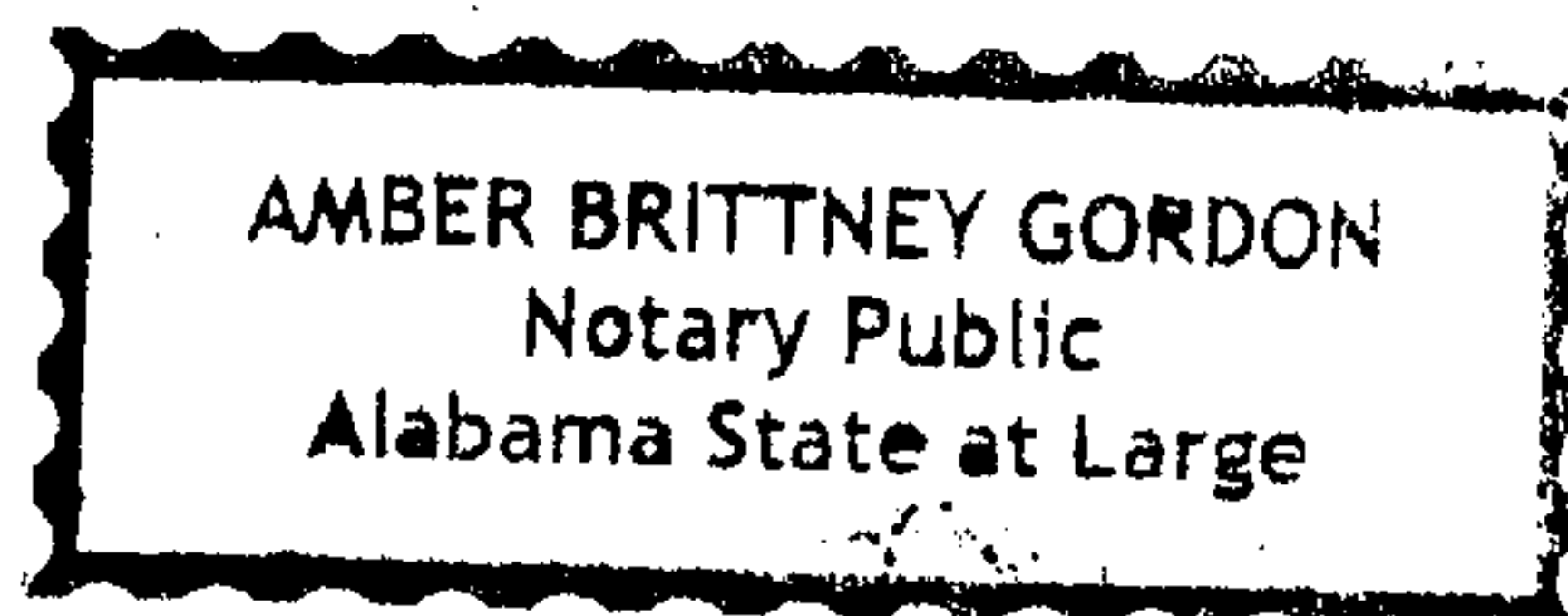
WITNESS the hands and seal of said Grantor(s) this 18th day of APRIL, 2024.

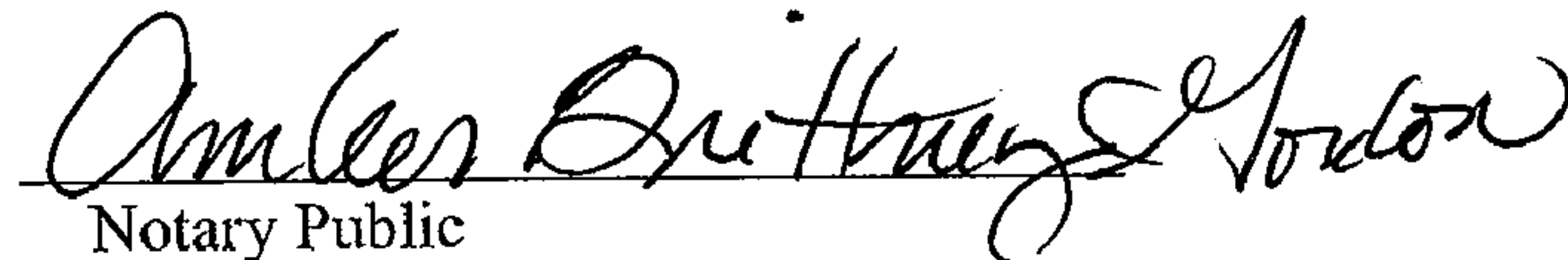

MICHAEL HENDERSON


CYNTHIA MCCLAIN HENDERSON

STATE OF ALABAMA
COUNTY OF SHELBY } SS.

I, AMBER BRITTNEY GORDON, a Notary Public, hereby certify that MICHAEL HENDERSON AND CYNTHIA MCCLAIN HENDERSON, 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 18th day of APRIL, 2024.




Notary Public

My Commission Expires
September 24, 2024

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

Grantor's Name MICHAEL HENDERSON AND CYNTHIA MCCLAIN HENDERSON
 Mailing Address 290 Kinross Circle
Pelham, AL 35124

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

Property Address 310 Creekside Lane
Pelham, AL 35124

Date of Sale 11/13/2023Total Purchase Price \$ 351,200.00

or

Actual Value \$

or

Assessor's Market Value \$

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/19/2024 02:01:17 PM
 \$29.00 JOANN
 20240419000114390



... purchase price or actual value claim. Bill of Sale can be verified in the following documentary evidence: (check one) (Recordation of Bill of Sale evidence 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 4-18-2024Print Cynthia McClain Henderson Michael Henderson☐ UnattestedSign [Signature] [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1