

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, BLDG 700, STE 600
DULUTH, GA 30097
File No. 542687

Send Tax Notices to:
MANUEL OCHOA
18 MONTE TIERRA TRAIL
ALABASTER, AL 35007

This Instrument Prepared By:
BARRY CAROTHERS AL Bar No. 700E17J
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 \$250,267.00 in favor of Guild Mortgage Company LLC, ISAOA/ATIMA

Executed this 10 day of APRIL, 20 24 for good consideration of **Two Hundred Forty-Five Thousand and 00/100 Dollars (\$245,000.00)**, I (we) **OPENDOOR STATUTORY 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 **MANUEL OCHOA, A SINGLE MAN** whose mailing address is 18 MONTE TIERRA TRAIL, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

LOT 18, ACCORDING TO THE SURVEY OF MONTE TIERRA, AS RECORDED IN MAP BOOK 5, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Source of Title Deed Instrument: 20231204000349900

APN: 23-7-35-0-002-024.000

Property Address: 18 MONTE TIERRA TRAIL, ALABASTER, AL 35007

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.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 18th day of April, 2024.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: *[Signature]* (SEAL)
Printed Name: Dominique Gray
Title: Authorized Signatory

STATE OF Arizona
COUNTY OF Maricopa

I, Mariah Howell, the undersigned Notary Public in and for said State and County, hereby certify that Dominique Gray, 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]
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08-01-2027



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, a DE Statutory Trust
 Mailing Address 410 N Scottsdale Rd, Ste 1600,
Tempe, AZ 85288

Grantee's Name Manuel Ochoa
 Mailing Address 18 Monte Tierra Trail
Alabaster, AL 35007

Property Address 18 Monte Tierra Trail
Alabaster, AL 35007

Date of Sale 04/18/2024
 Total Purchase Price \$ 245000.00
 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 04-18-2024

Print Tyaira Daniels

Unattested _____
 (verified by)

Sign [Signature]
 (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
 04/19/2024 03:49:53 PM
 \$29.00 PAYGE
 20240419000114690

Allen S. Beal