

Send Tax Notice to:  
Tyrone Thrasher  
1916 Seattle Slew Drive  
Helena, Alabama 35080

This Instrument Prepared By:  
Shami S. Malone  
111 Watterson Parkway  
Trussville, AL 35173

File: TVL-24-1800

STATE OF ALABAMA  
COUNTY OF SHELBY

## GENERAL WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of **TWO HUNDRED NINETY FIVE THOUSAND AND 00/100 (\$295,000.00)** and other good and valuable consideration, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned **Opendoor Property Trust I (herein referred to as "Grantor," whether one or more)**, whose mailing address is 410 North Scottsdale Road, Suite 1600, Tempe, AZ 85281

by **Tyrone Thrasher (herein referred to as "Grantee")**, whose mailing address is 1916 Seattle Slew Drive, Helena, Alabama 35080

the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real property, which has a mailing address of **1916 Seattle Slew Drive, Helena, AL 35080**, and more particularly described as:

*FOR PROPERTY DESCRIPTION, SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF*

**SUBJECT TO:**

AD VALOREM TAXES DUE OCTOBER 1ST, 2024 AND THEREAFTER.

BUILDING AND SETBACK LINES, EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.

MINING AND MINERAL RIGHTS EXCEPTED.

**\$295,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN FILED SIMULTANEOUSLY HEREWITH.**

**Frederick R. Jones (who previously held life estate as stated in deed 20220418000157710) as of the date of death being 12/08/22.**

TO HAVE AND TO HOLD to said Grantee, his/her heirs, executors, administrators, and/or assigns forever.

The Grantor does for itself, its successors and assigns, covenant with Grantee, his heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that it has a good right sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 18 day of June, 2024.

Opendoor Property Trust I  
Ty Lammert

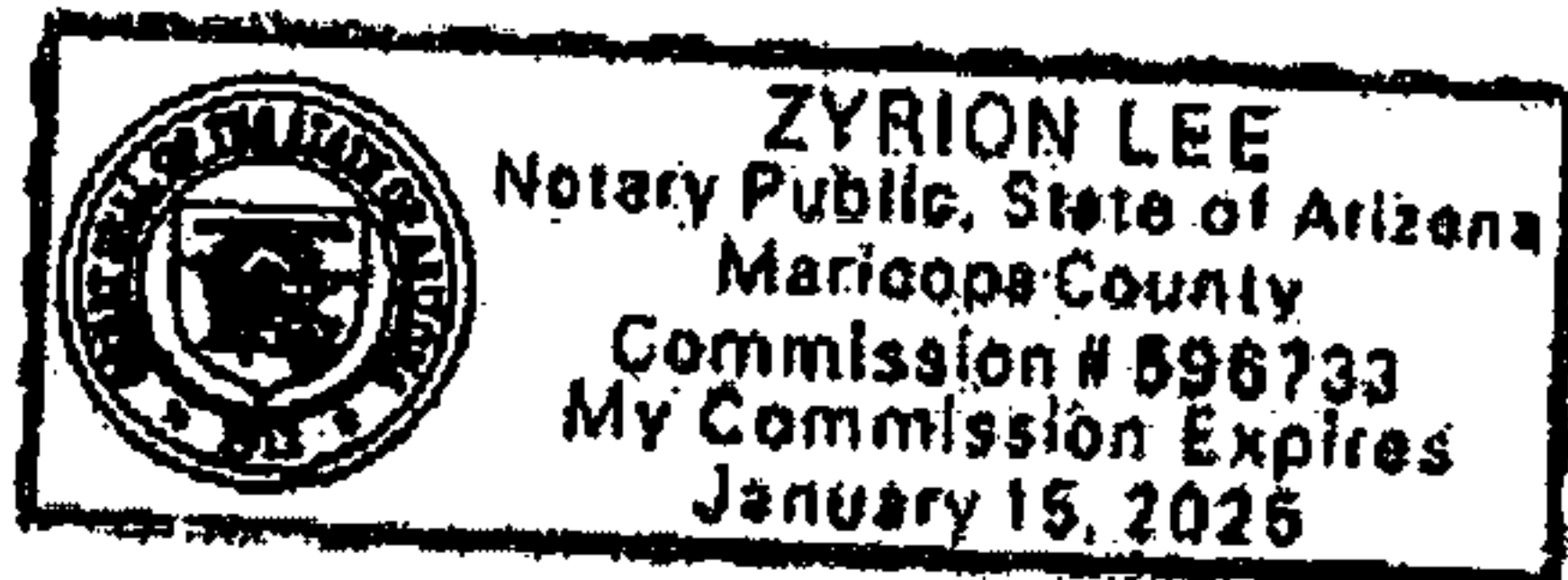
State of AZ  
County of Maricopa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ty Lammert whose name as Authorized Signer of Opendoor Property Trust I, a Limited Liability Company, 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 the conveyance, he/she, as such officer and with full authority, executed the same voluntarily for and as the act of Opendoor Property Trust I, on the day the same bears date.

Given under my hand and official seal this 18<sup>th</sup> day of June, 2024.

[Signature]  
Notary Public, State of Arizona

Printed Name  
My Commission Expires:



**EXHIBIT A**

Property 1:

LOT 37, ACCORDING TO THE SURVEY OF DEARING DOWNS WITH ADDITION AS RECORDED IN MAP BOOK 15, PAGE 90, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/18/2024 02:47:33 PM  
\$29.00 PAYGE  
20240618000183300

*Allen S. Beal*