

20230215000040040  
02/15/2023 08:59:45 AM  
DEEDS 1/4

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 503831

**Send Tax Notices to:**  
NEWINS PROPERTIES, LLC  
399 RED STICK ROAD  
INDIAN SPRINGS, AL 35124

**This Instrument Prepared By:**  
CHARLES YOW II, ESQ.  
o/b/o BC LAW FIRM, P.A.  
1300 VAN BUREN AVE 112  
OXFORD, MS 38655  
(855) 204-0276

**Source of Title:**  
SHELBY COUNTY, ALABAMA  
WARRANTY DEED  
INSTRUMENT#:20220520000206440  
FILED:05/20/2022AT 12:57:07PM

## **WARRANTY DEED**

Executed this 13th day of February, 2023, for good consideration of **ONE HUNDRED FORTY-FIVE THOUSAND AND 0/100 DOLLARS (\$145,000.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD., TEMPE, AZ 85281, hereby bargain, deed and convey to **NEWINS PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY** whose mailing address is 399 RED STICK ROAD, INDIAN SPRINGS, AL 35124, the following described land in **SHELBY County, State of Alabama**, free and clear with **WARRANTY COVENANTS**, to wit:

**PARCEL 1:**

**A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 35, TOWNSHIP 20 RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 35 A DISTANCE OF 71.50 FEET TO A SET REBAR CORNER AND THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED; THENCE CONTINUE LAST DESCRIBED COURSE A DISTANCE OF 71.50 FEET TO A FOUND REBAR CORNER; THENCE RUN NORTH 04 DEGREES 08 MINUTES 38 SECONDS EAST A DISTANCE OF 132.76 FEET TO A SET REBAR CORNER ON THE SOUTHERLY MARGIN OF 1ST AVENUE WEST IN THE CITY OF ALABASTER, ALABAMA; THENCE RUN NORTH 65 DEGREES 09 MINUTES 08 SECONDS WEST ALONG THE SAID SOUTHERLY MARGIN OF SAID STREET A DISTANCE OF 97.09 FEET TO A SET REBAR CORNER; THENCE RUN SOUTH 02 DEGREES 19 MINUTES 00 SECONDS EAST A DISTANCE OF 173.35 FEET TO THE POINT OF BEGINNING.**

**PARCEL 2:**

**A PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED BY METES AND BOUND AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA AND RUN THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 143.00 FEET TO A FOUND REBAR CORNER AND THE POINT OF BEGINNING OF THE PARCEL BEING DESCRIBED; THENCE RUN SOUTH 03 DEGREES 38 MINUTES 40 SECONDS EAST A DISTANCE OF 68.45 FEET TO A FOUND P.K. NAIL CORNER IN AN ASPHALT PAVED DRIVEWAY; THENCE RUN SOUTH 86 DEGREES 40 MINUTES 57 SECONDS EAST A DISTANCE OF 8.87 FEET TO A FOUND ONE INCH OPEN TOP PIPE CORNER; THENCE RUN NORTH 05 DEGREES 47 MINUTES 48 SECONDS EAST PARALLEL WITH ASPHALT DRIVEWAY A DISTANCE OF 39.64 FEET TO A FOUND OPEN TOP PIPE CORNER; THENCE RUN SOUTH 76 DEGREES 11 MINUTES 37 SECONDS EAST A DISTANCE OF 159.30 FEET TO A FOUND OPEN TOP PIPE CORNER ON THE WESTERLY EDGE OF AN ALLEY; THENCE RUN NORTH 06 DEGREES 32 MINUTES 35 SECONDS EAST PARALLEL WITH SAID ALLEY A DISTANCE OF 118.53 FEET TO A FOUND OPEN TOP PIPE CORNER ON THE SOUTHERLY MARGIN OF FIRST AVENUE WEST IN THE CITY OF ALABASTER, ALABAMA; THENCE RUN NORTH 64 DEGREES 58 MINUTES 58 SECONDS WEST ALONG SAID MARGIN OF SAID STREET A DISTANCE OF 194.03 FEET TO A SET REBAR CORNER; THENCE RUN SOUTH 04 DEGREES 08 MINUTES 38 SECONDS WEST A DISTANCE OF 132.76 FEET TO THE POINT OF BEGINNING.**

**APN: 13-7-35-3-003-011-001**

**Property Address: 1115 1ST AVENUE WEST, 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 13<sup>th</sup> day of February, 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

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

Grantor's Name	OPENDOOR PROPERTY	Grantee's Name	Newins Properties, LLC, an Alabama
Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281	Mailing Address	399 Red Stick Road Indian Springs, AL 35124

Property Address 1115 1st Avenue West,  
Alabaster, AL 35007

Date of Sale February 10, 2023

Total Purchase Price \$145,000.00 sales



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/15/2023 08:59:45 AM  
\$176.00 JOANN  
20230215000040040

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed *Allen S. Byrd* can be verified in the following documentary evidence: (check one) (Recordation of documentary 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 February 13, 2023

Print OS National

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one