

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30096  
File No. 490670

20221116000425160  
11/16/2022 03:48:31 PM  
DEEDS 1/3

**Send Tax Notices to:**  
OPENDOOR PROPERTY TRUST I  
410 N SCOTTSDALE RD., SUITE 1600  
TEMPE, AZ 85281

## WARRANTY DEED

Executed this 15<sup>th</sup> day of November, 2022 for good consideration of Two hundred seventy two thousand six hundred and 00/100 **DOLLARS (\$272,600.00)**, I (we) **CECILIA A. ALLDREDGE, AN UNMARRIED WOMAN**, whose mailing address is 105 NARROWS POINT COURT , 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., SUITE 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 18, ACCORDING TO THE FINAL PLAT OF NARROWS POINT - PHASE 3, AS RECORDED IN MAP BOOK 28, PAGE 120, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE NARROWS RESIDENTIAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS INSTRUMENT NO. 2000-9755 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, IS HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").**

APN: 09 4 20 3 003 029.000

**Property Address:** 105 NARROWS POINT COURT, BIRMINGHAM, AL 35242

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.

This instrument was prepared without the benefit of a title examination.

WITNESS the hands and seal of said Grantor(s) this 15<sup>th</sup> day of November, 2022.

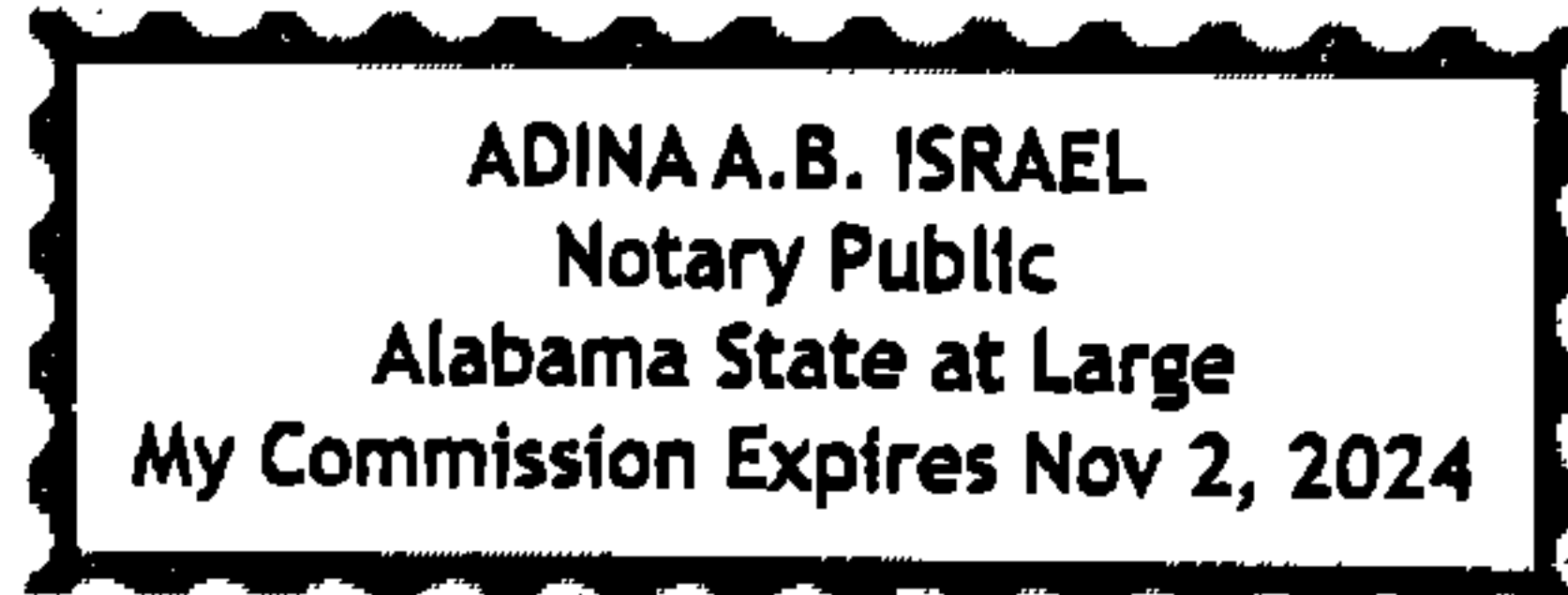
Cecilia A. Alldredge  
CECILIA A. ALLDREDGE

STATE OF ALABAMA }  
COUNTY OF Shelby } SS.

I, Adina AB Israel, a Notary Public, hereby certify that **CECILIA A. ALLDREDGE** 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 15<sup>th</sup> day of November, 2022.

Adina AB Israel  
Notary Public

**This Instrument Prepared By:**  
BARRY CAROTHERS, ESQ.  
o/b/o BC LAW FIRM, P.A.  
1803 S. KANNER HWY  
STUART, FL 34994



**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section*

Grantor's Name	Cecilia A. Alldredge	Grantee's Name	Opendoor Property Trust I,
Mailing Address	105 Narrows Point Court Birmingham, AL 35242	Mailing Address	a Delaware statutory trust 410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281
Property Address	105 Narrows Point Court, Birmingham, AL 35242	Date of Sale	November 15, 2022
		Total Purchase Price	\$272,600.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 November 15, 2022 Print OS National

Unattested \_\_\_\_\_  
(verified by)

Sign *[Signature]*  
(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/16/2022 03:48:31 PM  
 \$301.00 BRITTANI  
 20221116000425160

*Allie S. Boyd*