

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, BLDG 700, STE 600
DULUTH, GA 30097
File No. 534436

Send Tax Notices to:

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N SCOTTSDALE RD, SUITE 1600
TEMPE, AZ 85288

This Instrument Prepared By:

THOMAS H. CLAUNCH III, ESQ.
o/b/o BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

WARRANTY DEED

Executed this 10th day of JANUARY, 2024 for good consideration of **Two Hundred Five Thousand Six Hundred and 00/100 Dollars (\$205,600.00)**, I (we) **TRAVIS SCOTT RICE AND STEPHANIE ANN RICE, HUSBAND AND WIFE**, whose mailing address is 210 IRONWOOD CIRCLE, ALABASTER, AL 35007, 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 85288, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 51, ACCORDING TO THE MAP OF IRONWOOD AS RECORDED IN THE MAP BOOK 32, PAGE 88 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 591-0006-0307-00

Property Address: 210 IRONWOOD CIRCLE, 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.

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

WITNESS the hands and seal of said Grantor(s) this 10th day of JANUARY, 2024

Travis Scott Rice
TRAVIS SCOTT RICE

Stephanie Ann Rice
STEPHANIE ANN RICE

STATE OF ALABAMA
COUNTY OF SHELBY } SS.

I, RALPH E. PARKER, a Notary Public, hereby certify that **TRAVIS SCOTT RICE AND STEPHANIE ANN RICE**, 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 10th day of JANUARY, 2024.

Ralph E. Parker
Notary Public
Comm Exp 04/14/2024

RALPH E. PARKER
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 04/14/24

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

Grantor's Name Travis Scott Rice and Stephanie Ann Rice
 Mailing Address 418 Harless Lane
Alabaster, AL 35007

Grantee's Name OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
 Mailing Address 410 N. Scottsdale Rd., suite 1600, Tempe, AZ 85288

Property Address 210 Ironwood Circle
Alabaster, AL 35007

Date of Sale ~~01/10/2024~~ 01/10/2024Total Purchase Price \$ 205,600.00

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
 01/17/2024 08:36:05 AM
 \$234.00 BRITTANI
 20240117000010530

Allen S. Boyd

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 1/10/2024Print Travis Scott Rice / Stephanie Ann Rice☒ Unattested

(verified by)

Sign Travis Scott Rice / Stephanie Ann Rice

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1