

20220427000173210  
04/27/2022 02:26:24 PM  
DEEDS 1/3

**When Recorded Mail to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097

**Prepared By:**  
LYNN BYRD, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**Send Tax Messages To:**  
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST  
410 N SCOTTSDALE RD, SUITE 1600  
TEMPE, AZ 85281

## **WARRANTY DEED**

For good consideration in the amount of \$ 194,900.00, I (we) **KRISTEN M. CARCIOPPOLO, A SINGLE WOMAN**, whose mailing address is 267 ROWNTREE PATH, HELENA, AL 35080, 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 31, according to the Survey of Crosscreek Cove Townhomes, as recorded in Map Book 33, Page 13, in the Office of the Judge of Probate of Shelby County, Alabama.**

**APN:** 131122005031000

**Property Address:** 578 CAHABA MANOR DRIVE, PELHAM, AL 35124

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

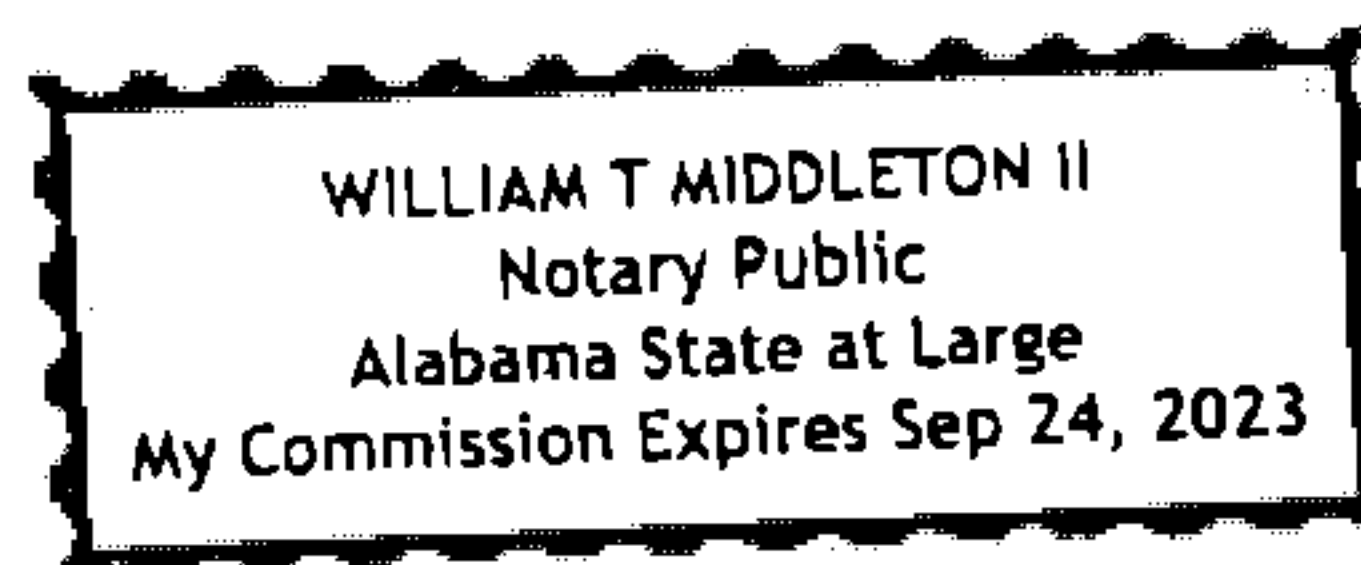
WITNESS the hands and seal of said Grantor(s) this 19 day of April, 2022.

Kristen M. Carcioppolo  
KRISTEN M. CARCIOPPOLO

STATE OF ALABAMA  
COUNTY OF **SHELBY**

} SS.

I, William T. Middleton II, a Notary Public, hereby certify that **KRISTEN M. CARCIOPPOLO**, 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 19 day of April, 2022.



[Signature]  
Notary Public **William T. Middleton II**



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 04/27/2022 02:26:24 PM  
 \$223.00 CHARITY  
 20220427000173210

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name	Kristen M Carcioppolo	Grantee's Name	OPENDOOR PROPERTY TRUST I
Mailing Address	267 Rowntree Path Helena, AL 35080	Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281

Property Address 578 Cahaba Manor Drive  
Pelham, AL 35124

Date of Sale April 22, 2022  
 Total Purchase Price \$194,900.00

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

☐ 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 April 22, 2022

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one