20220504000182880 05/04/2022 12:50:23 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 of \$198,300.00 DOLLARS, I (we) MIRANDA K. STEWART, JOINED BY HER HUSBAND BRIAN STEWART, whose mailing address is 21788 EASTERN VALLEY RD, MCCALLA, AL 35111, 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 40, ACCORDING TO THE MAP OF IRONWOOD, AS RECORDED IN MAP BOOK 32, PAGE 88, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, SITUATED IN SHELBY COUNTY, ALABAMA.

**APN:** 13-7-36-3-003-040.000

Property Address: 125 REESE DRIVE, ALABASTER, AL 35007

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.

# 20220504000182880 05/04/2022 12:50:23 PM DEEDS 2/3

WITNESS the hands and seal of said Grantor(s) this (	29 day of april 2020
MIRANDA K. STEWART	BRIAN SPEWART
I. OSICO OOMS a Notary Public, BRIAN STEWART, whose name(s) is/are signed to me, acknowledged before me on this day that,	hereby certify that MIRANDA K. STEWART and to the foregoing conveyance, and who is/are known being informed of the contents of the conveyance, day the same bears date. Given under my hand this
P. AUBLICA ADAMONA PUBLIC AND CONTARY PUBLIC AND CO	Novary Public



Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk Shelby County, AL 05/04/2022 12:50:23 PM **\$226.50 PAYGE** 20220504000182880

alli 5. Beyl

## Real Estate Sales Validation Form

Mailing Address BRIANS TEWART  21786 Eastern Valley Road McCalls, AL 35111  Property Address 125 Roese Drive Alabaster, AL 35007  Total Purchase Price \$ 198,300.00 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  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 address - the physical address of the property was 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.  Actual value - if the property for property as determined, the current estimate of fair market value, excluding current use valuation, of the property as determined, the current estimate of fair market value, excluding current use valuation, of the property as determined on 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).  Print Walker Paramete/Owner/Agent) circle one		Document must be filed in accor			
Property Address 125 Resetent Valloy Road McCalla, AL 35111  Property Address 125 Resete Drive Date of Sale 5/2/2022    Total Purchase Price \$ 193,300.00 or Actual Value \$ or Assessor's Market Value \$ or Assessor's Market Value \$	Grantor's Name	MIRANDA K. STEWART	Grantee's Name OPENDOOR PROPERTY TRUST I		
Property Address    125 Reese Drive	Mailing Address		Walling Address		
Alabaster, AL 35007  Total Purchase Price \$ 198,300.00  Actual Value \$  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)    Sales Contract   Other					
Alabaster, AL 35007  Total Purchase Price \$ 198,300.00  Actual Value \$  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)    Sales Contract   Other					
Actual Value \$ 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)   Sales Contract   Appraisal   Appraisal   Citer   Closing Statement	Property Address		_		
Actual Value \$		Alabaster, AL 35007	*	\$ <u>198,300.00</u>	
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  If the conveyance document presented for recordation contains all of the required information referenced above, the filling 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 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).  Pattern Print Washama Real Print Real		West Management of the Control of th	Actual Value	\$	
evidence: (check one) (Recordation of documentary evidence is not required)    Bill of Sale   Sales Contract   Other     Sales Contract   Other     Instructions     Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.    Grantor's name and mailing address - provide the name of the person or persons to whom interest to property and their current mailing address.    Grantor'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, excluding current use valuation, of the property as 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).    Actual value - Instrument offered for lease value will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).   Print				\$	
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).  Lattest, 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).  Print Washama Grantor Frantee/Owner/Agent) circle one	evidence: (check of Bill of Sale  Sales Contract	ne) (Recordation of docum	entary evidence is not requir Appraisal		
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).  Print Wanda Grantor Prantee/Owner/Agent) circle one					
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).  Print Wundth Record.  Print Wundth Record.  Form PT.1			Instructions		
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).  Print Way Alabama 1975 (certified by)					
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).  Print Whath Charty Carterior Prantee/Owner/Agent) circle one					
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).  Print Wand Code of Alabama Grantor/Grantee/Owner/Agent) circle one	Property address - the physical address of the property being conveyed, if available.				
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).  Print Way A. Sign Grantor Grantee/Owner/Agent) circle one	Date of Sale - the date on which interest to the property was conveyed.				
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).  Print Urand Grantor/Prantee/Owner/Agent) circle one  Form PT-1					
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 1 201	conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a				
Date Unattested Sign (verified by)  Print Sign (Grantor/Grantee/Owner/Agent) circle one	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				
Unattested County Sign White Grantor/Grantee/Owner/Agent) circle one	accurate. I further understand that any false statements claimed on this form may result in the imposition				
(verified by)  (verified by)  Form PT-1	Date 1 29		Print Munahalle	- Stewalt	
Form PT_1					
		<i>f 1</i> `		ee/Owner/Agent) circle one Form RT-1	