

**When Recorded Mail to:**

OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097

**Prepared By:**

THOMAS H. CLAUNCH III, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
8191 SEATON PLACE  
MONTGOMERY, AL 36116

**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 **(\$264,500.00)**, I (we) **TROY J. SZCZUDLAK, A MARRIED MAN** whose mailing address is 285 MAGNOLIA CIRCLE, WARRIOR, AL 35180, 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 3-31, ACCORDING TO THE PLAT OF CHELSEA PARK 3RD SECTOR, AS RECORDED IN MAP BOOK 34, PAGE 23 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, EXECUTED BY THE GRANTOR AND FILE FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 3RD SECTOR EXECUTED BY GRANTOR AND CHELSEA PARK RESIDENTIAL ASSOCIATION, INC. AND RECORDED AS INSTRUMENT NO. 20041014000566970 (WHICH TOGETHER WILL ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").**

**APN: 09 7 36 1 003 016.000**

**Property Address: 1028 FAIRBANK LANE, CHELSEA, AL 35043**

Subject Property is not the homestead property of the seller.

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.

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

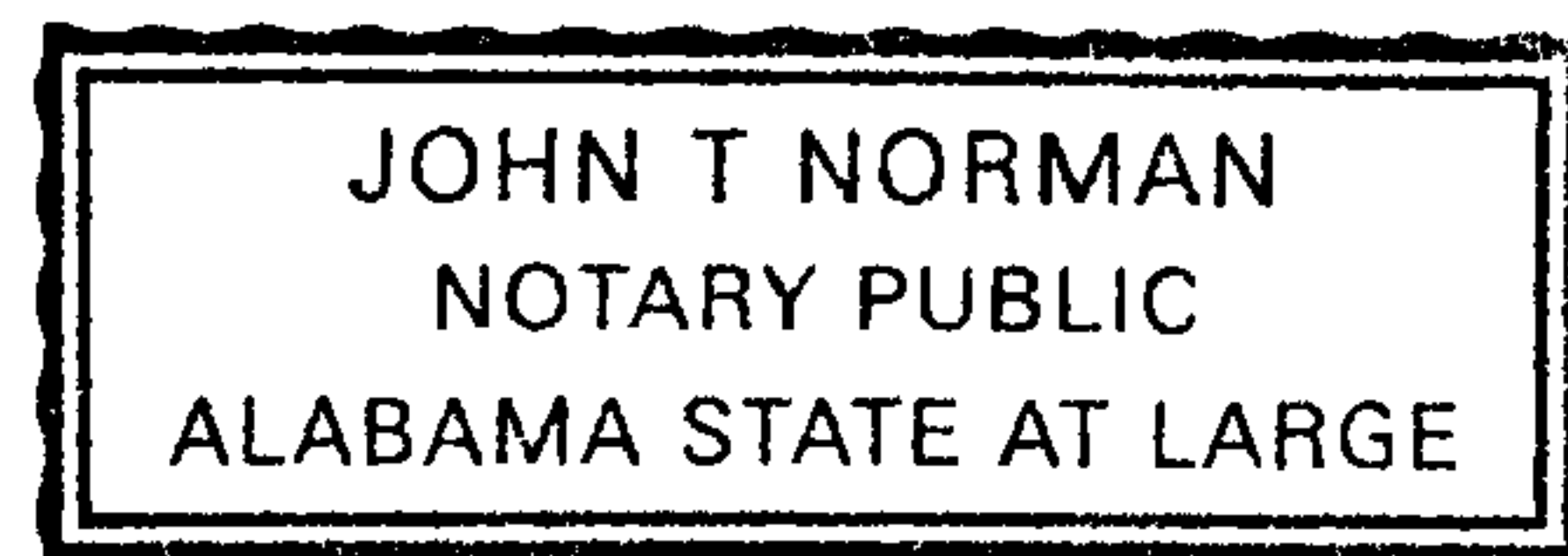
  
TROY J. SZCZUDLAK

STATE OF ALABAMA  
COUNTY OF Shelby

} SS.

I, John T. Norman, a Notary Public, hereby certify that **TROY J. SZCZUDLAK** 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 19th day of May, 2022.

  
Notary Public



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Troy J. Szesudklak  
 Mailing Address 285 Magnolia Cir.  
 Warrior, AL 35180

Grantee's Name OPENDOOR PROPERTY TRUST I  
 Mailing Address 410 N. Scottsdale Rd., Suite 1600  
 Tempe, AZ 85281

Property Address 1028 Fairbank Lane  
 Chelsea, AL 35043

Date of Sale **5/23/2022**

Total Purchase Price \$ 264,500.00

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

☐ 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 5/19/2022

Print Troy J. SZCZUDLAK

Unattested [Signature]

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 05/26/2022 08:13:54 AM  
 \$292.50 CHERRY  
 20220526000212590

Print Form

Form RT-1



*Ann S. Byrd*