

20220526000213990  
05/26/2022 12:23:18 PM  
DEEDS 1/3

**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 **THREE HUNDRED SEVENTY-ONE THOUSAND ONE HUNDRED AND 00/100 DOLLARS (\$371,100.00)**, I (we) **ALLISON HOLLINS, AN UNMARRIED WOMAN** whose mailing address is 109 SHIRE 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 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

**LOT 92, ACCORDING TO THE MAP AND SURVEY OF SADDLE LAKE FARMS, SECOND ADDITION, PHASES 3, 4, 5, 6 AND 7, AS RECORDED IN MAP BOOK 29, PAGE 34, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN:** 222042991021000

**Property Address:** 221 THOROUGHbred LANE, 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.

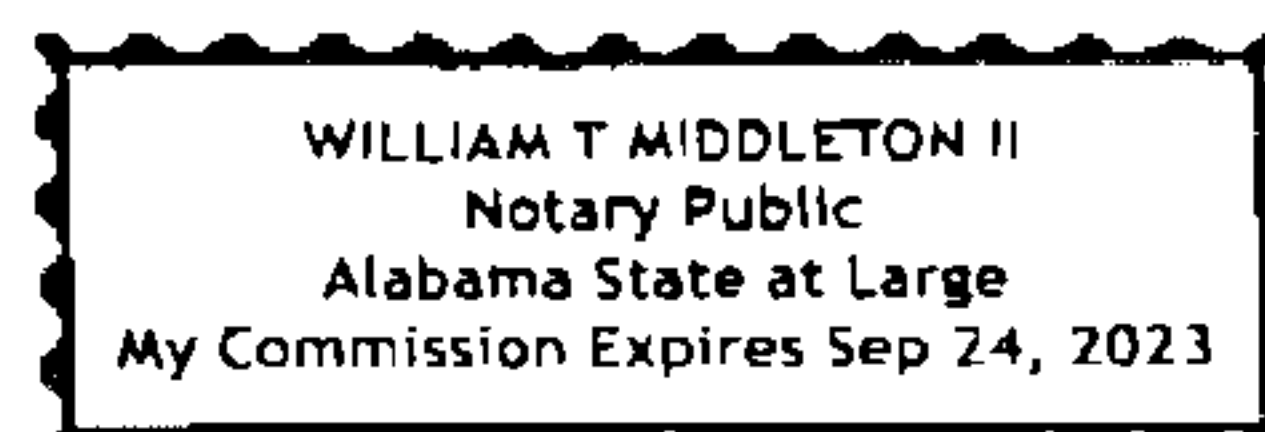
WITNESS the hands and seal of said Grantor(s) this 23 day of May, 2022

Allison Hollins  
ALLISON HOLLINS

STATE OF ALABAMA  
COUNTY OF **SHELBY**

} SS.

I, William T. Middleton II, a Notary Public, hereby certify that **ALLISON HOLLINS** 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 23 day of May, 2022.



[Signature]  
Notary Public  
William T. Middleton II

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

Grantor's Name	Allison Hollins	Grantee's Name	OPENDOOR PROPERTY TRUST I, a
Mailing Address	109 Shire Circle Alabaster, AL 35007	Mailing Address	Delaware statutory trust 410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281
Property Address	221 Thoroughbred Lane, Alabaster, AL 35007	Date of Sale	May 20, 2022
		Total Purchase Price	\$371,100.00
		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 May 24, 2022Print OS National

Unattested

Sign

(Grantor/Grantee/Owner/**Agent**) circle one

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/26/2022 12:23:18 PM  
\$399.50 CHERRY  
20220526000213990

Allison S. Bayl

**Form RT-1**