20220623000251640 06/23/2022 12:18:27 PM DEEDS 1/3

When Recorded Mail to:

OS NATIONAL RECORDING DEPT 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 \$400,500.00 DOLLARS, I (we) JAMIE K. HARDING, A SINGLE WOMAN, whose mailing address is 534 GREY OAK CIRCLE, AUBURN, AL 36830, 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 130, ACCORDING TO THE SURVEY OF PHASE THREE, CALDWELL CROSSINGS 2ND SECTOR, AS RECORDED IN MAP BOOK 31, PAGE 32, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 10 2 03 0 005 062-000

Property Address: 3412 CROSSINGS GLEN, BIRMINGHAM, AL 35242

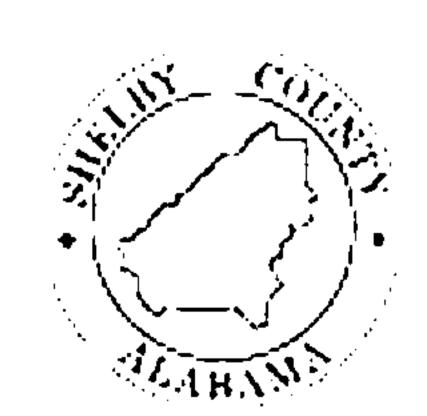
Prior instrument reference: Document No. 2003092900085 in the Judge of Probate Office for SHELBY County, State of Alabama.

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.

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WITNESS the hands and seal of said Grantor(s)	this <u>d</u> day of <u>June</u> , 20 <u>32</u> .
JAMIE K. HARDING	
STATE OF ALABAMA COUNTY OF Shelby	} ss.
name(s) is/are signed to the foregoing conveys	Public, hereby certify that JAMIE K. HARDING, whose ance, and who is/are known to me, acknowledged before intents of the conveyance, he/she/they executed the same wen under my hand this
DYLAN MESSIMER Notary Public, Alabama State at Large My Commission Expires 3/27/2026	Defan Messling Notary Public



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/23/2022 12:18:27 PM
\$428.50 PAYGE

alei 5. Beyl

Form RT-1

Real Estate Sales Validation Form

20220623000251640

This Document must be filed in accordance with Code of Alabama 1975, Section				
Grantor's Name	Jamie K. Harding	Grantee's Name	OPENDOOR PROPERTY TRUST I,	
Mailing Address	534 Grey Oak Circle Auburn, AL 36830	Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281	
Property Address The purchase price	3412 Crossings Glen, Birmingham, AL 352423412 Crossings Glen	Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value this form can be verified in t	\$ \$	
evidence: (check one) (Recordation of docume Bill of Sale Sales Contract X 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.				
excluding current uresponsibility of va	use valuation, of the property	•	•	
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 <u>Code of Alabama 1975</u> § 40-22-1 (h).				
Date <u>June 21, 202</u>	22_	Print OS National		
Unattested	(verified by)	Sign(Grantor/Grant	ee/Owner/ Agent) circle one	