

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30096  
File No. 494377

20221205000442350  
12/05/2022 03:17:52 PM  
DEEDS 1/3

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

## **WARRANTY DEED**

Executed this 1 day of Dec, 2022, for good consideration of **TWO HUNDRED FORTY-ONE THOUSAND THREE HUNDRED DOLLARS (\$241,300.00)**, I (we) **JAMES CURTIS HREHA, AN UNMARRIED MAN** whose mailing address is 1905 AMBERLEY WOODS TRAIL, 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 26, ACCORDING TO THE SURVEY OF AMBERLEY WOODS 4TH SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 14, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN: 13 8 27 3 000 001.104**

**Property Address: 1905 AMBERLEY WOODS TRAIL, HELENA, AL 35080**

**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.

This instrument was prepared without the benefit of a title examination.

WITNESS the hands and seal of said Grantor(s) this 1 day of DEC, 2022

  
JAMES CURTIS HREHA

STATE OF ALABAMA  
COUNTY OF SHELBY } SS.

I, Kennethee Dunner, a Notary Public, hereby certify that JAMES CURTIS HREHA, 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 1 day of December, 2022.

  
Notary Public  
My Commission Expires 07/12/2025

This Instrument Prepared By:  
BARRY CAROTHERS, ESQ.  
o/b/o BC LAW FIRM, P.A.  
1803 S. KANNER HWY  
STUART, FL 34994

KENNETHEE DUNNER  
Notary Public  
Alabama State at Large

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

Grantor's Name	James Curtis Hreha	Grantee's Name	Opendoor Property Trust I, a
Mailing Address	1905 Amberley Woods Trail Helena, AL 35080	Mailing Address	Delaware Statutory Trust 410 N. Scottsdale Rd., Ste. 1600 Tempe, AZ 85281

Property Address 1905 Amberley Woods Trail,  
Helena, AL 35080

Date of Sale December 2, 2022

Total Purchase Price \$241,300.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/05/2022 03:17:52 PM  
\$269.50 JOANN  
20221205000442350

*Allen S. Bayl*

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 December 2, 2022

Print OS National

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one