

20221215000452780  
12/15/2022 03:34:03 PM  
DEEDS 1/3

**Recordation Requested By/Return to:**  
OS NATIONAL  
DEED RECORDING  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 498981

**Send Tax Notices to:**  
OPENDOOR PROPERTY TRUST I  
410 N. SCOTTSDALE RD. STE. 1600  
TEMPE, AZ 85281

## **WARRANTY DEED**

Executed this 13 day of December, 2022, for good consideration of ONE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED 0/100 DOLLARS, (\$137,500.00), I (we) **TANNER THOMAS, JOINED BY HIS WIFE, RYLEE BRIANNE THOMAS**, whose mailing address is 381 VINCENT STREET, 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. STE. 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 11, ACCORDING TO THE MAP AND SURVEY OF KINGWOOD TOWNHOMES, PHASE ONE AS RECORDED IN MAP BOOK 9, PAGE 18 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**APN:** 13-7-26-2-001-005.005

**Property Address:** 1605 KING JAMES 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.

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

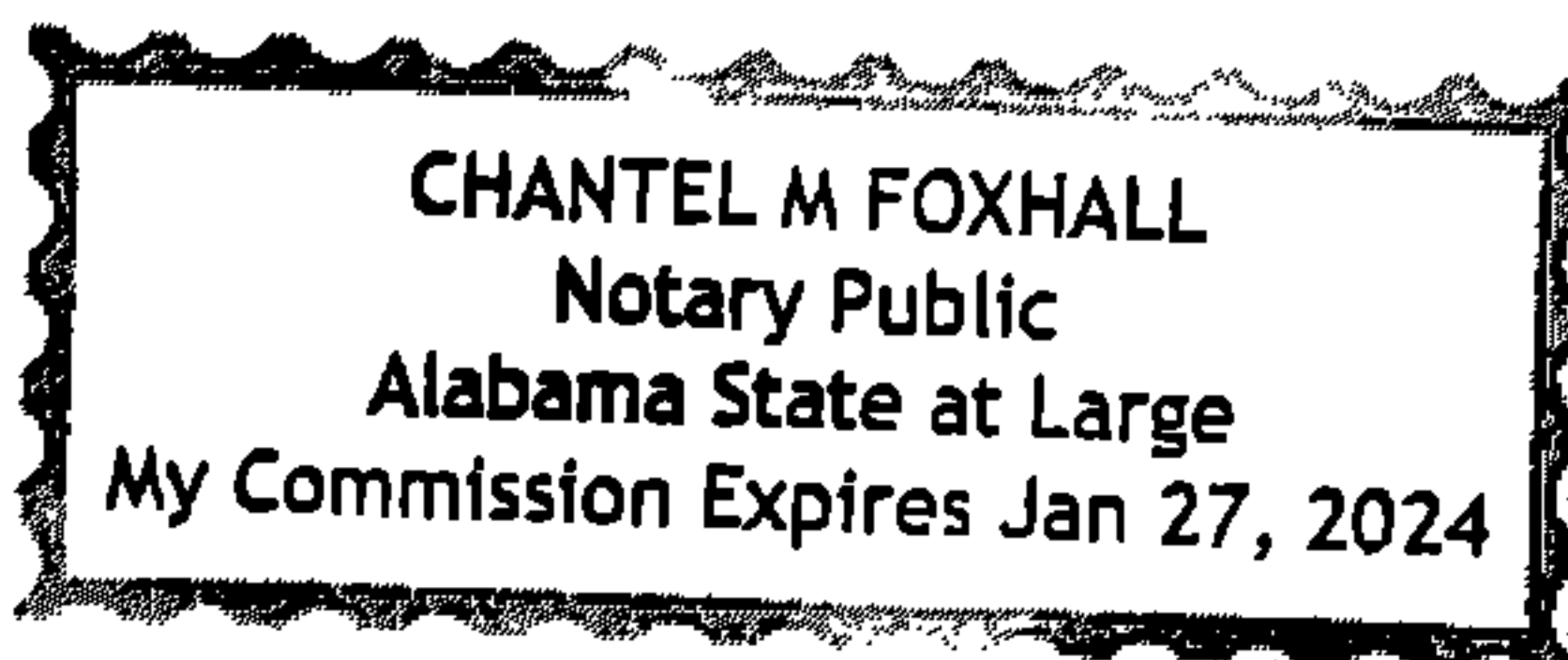
WITNESS the hands and seal of said Grantor(s) this 13 day of Dec, 2022.

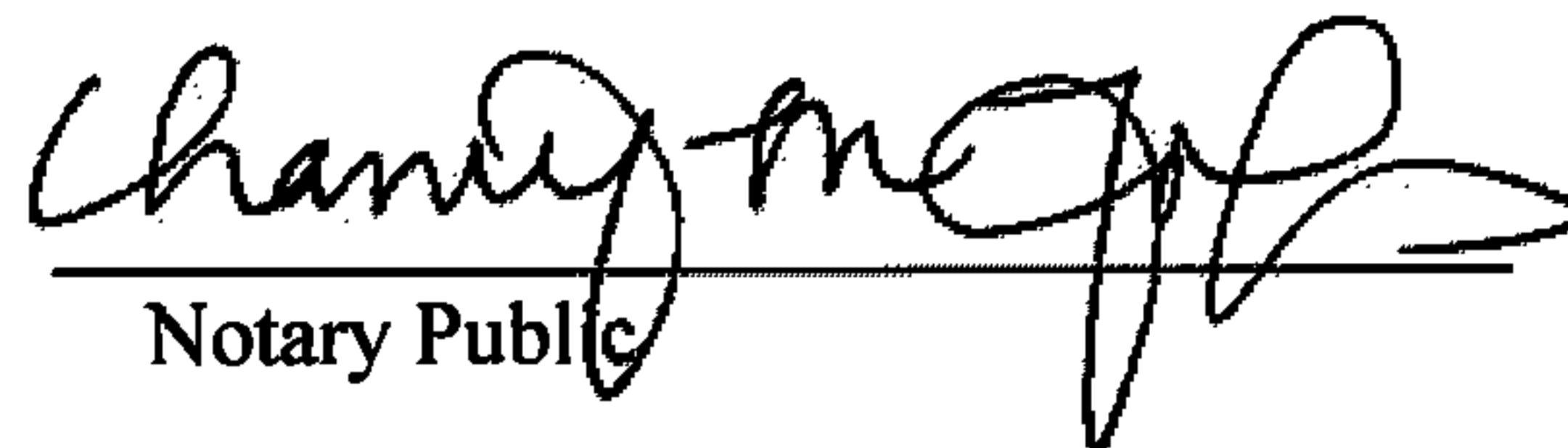
  
TANNER THOMAS

  
RYLEE BRIANNE THOMAS

STATE OF ALABAMA  
COUNTY OF Shelby } SS.

I, Chantel M Foxhall, a Notary Public, hereby certify that TANNER THOMAS AND RYLEE BRIANNE THOMAS 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 13 day of Dec, 2022.



  
Notary Public

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



Filed and Recorded 20221215000452780 12/15/2022 03:34:03 PM DEEDS 3/3  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/15/2022 03:34:03 PM  
\$165.50 BRITTANI  
20221215000452780

*Allen S. Byrd*

### Real Estate Sales Validation Form

***This Document must be filed in accordance with Code of Alabama 1975, Section***

Grantor's Name	Tanner Thomas and Rylee Brianne Thomas	Grantee's Name	Opendoor Property Trust I, a
Mailing Address	381 Vincent Street Alabaster, AL 35007	Mailing Address	410 N. Scottsdale Rd., Ste. 1600 Tempe, AZ 85281

Property Address	1605 King James Drive, Alabaster, AL 350071605 King James Drive	Date of Sale	December 14, 2022
		Total Purchase Price	\$137,500.00 sales
		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

☐ Appraisal  
☐ Other

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 14,

Print OS National

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1