

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30096
File No. 510823

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

This Instrument Prepared By:
THOMAS H. CLAUNCH III, ESQ.
o/b/o BC LAW FIRM, P.A.
8191 SEATON PLACE
MONTGOMERY, AL 36116

WARRANTY DEED

Executed this 1ST day of May, 2023, for good consideration of One Hundred Eighty-Nine Thousand Seven Hundred and 00/100 Dollars (\$189,700.00), I (we) **RACHEL BEHAN JOINED BY HER HUSBAND DANIEL JEREMY KNIGHT**, whose mailing address is 955 SAVANNAH LANE, CALERA, AL 35040, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, whose mailing address is 410 N SCOTTSDALE RD, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

All that certain parcel of land situate in the County of Shelby and State of Alabama being known and designated as follows:

Lot 24, according to the Survey of Savannah Pointe Sector II Phase IV, as recorded in Map Book 29, Page 45, in the Probate Office of Shelby County, Alabama. Being the same property as conveyed from HPH Properties, Inc. to Alicia Eddings and Robert Eddings, as described in Doc#2002-10982, Dated 02/28/2002, Recorded 03/07.2002 in Shelby County, Alabama.

APN: 22 9 31 1 004 064.000

Property Address: 955 SAVANNAH LANE, CALERA, AL 35040

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

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.

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

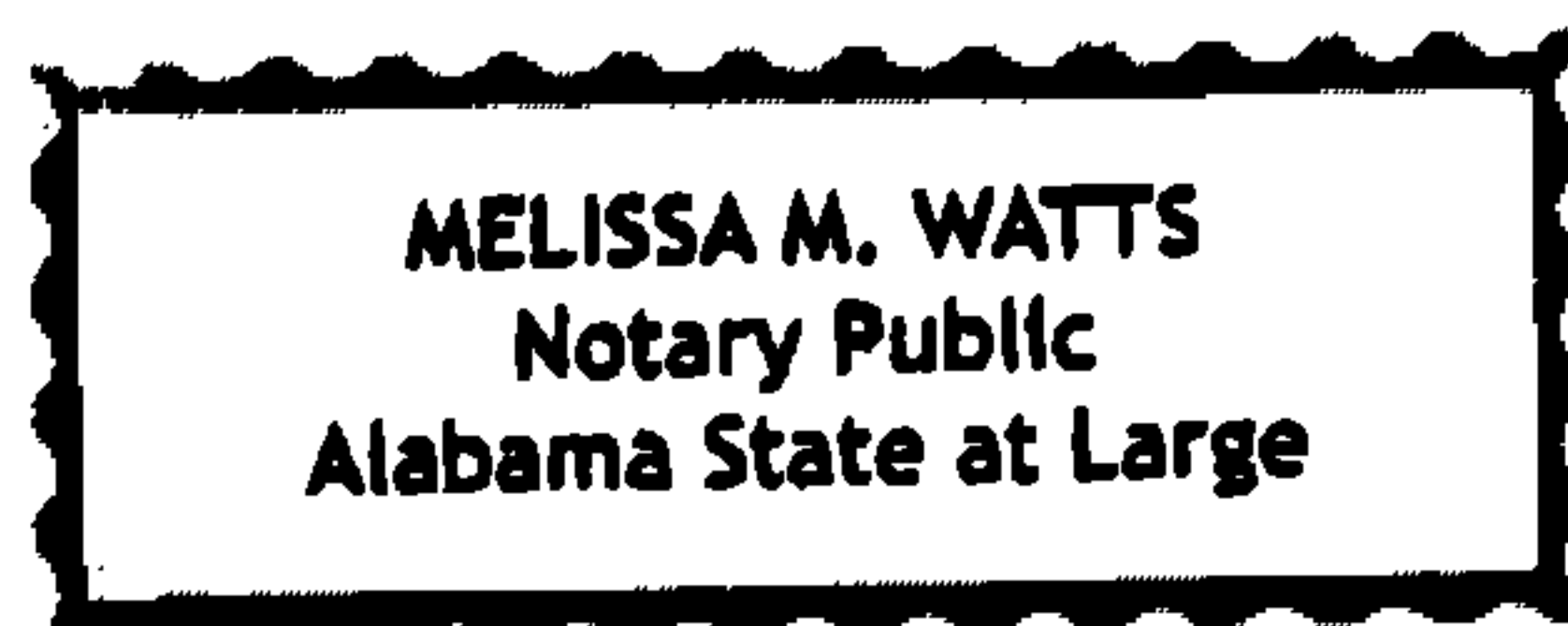
WITNESS the hands and seal of said Grantor(s) this 1ST day of May, 2023

Rachel Behan
RACHEL BEHAN

Daniel Jeremy Knight
DANIEL JEREMY KNIGHT

STATE OF ALABAMA
COUNTY OF SHELBY } SS.

I, MELISSA M. WATTS Notary Public, hereby certify that **RACHEL BEHAN AND DANIEL JEREMY KNIGHT**, 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 day of May 1ST, 2023



Melissa M. Watts
Notary Public

My Commission Expires
June 3, 2025

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Rachel Behan and Daniel Jeremy Knight
 Mailing Address 955 Savannah Lane
Calera, AL 35040

Grantee's Name Opendoor Property Trust I, a Delaware Statutory Trust
 Mailing Address 410 N. Scottsdale Rd., Suite 1600,
Tempe, AZ 85281

Property Address 955 Savannah Lane
Calera, AL 35040

Date of Sale 04/24/2023
 Total Purchase Price \$ 189,700.00

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
☒ 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 5/1/2023

Print Rachel Behan Rachel Behan

Sign Daniel Jeremy Knight
 (Grantor/Grantee/Owner/Agent) circle one

☐ Unattested

(verified by)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2023 10:25:57 AM
 \$221.00 BRITTANI
 20230503000130460

Allen S. Boyd