

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 521888

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

This Instrument Prepared By:
LYNN BYRD, ESQ.
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

WARRANTY DEED

Executed this 3 day of August, 2023, for good consideration of **Two Hundred Twenty-Two Thousand Four Hundred and 00/100 Dollars (\$222,400.00)**, I (we) **KELSEY NILEO DAVIS, A SINGLE WOMAN**, whose mailing address is 424 HIGHWAY 124, PANGBUM, AK 72121, 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:

LOT 79, ACCORDING TO THE FINAL PLAT OF HOLLAND LAKES, SECTOR ONE AS RECORDED IN MAP BOOK 34 PAGE 85 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA (THE "PROPERTY").

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN HOLLAND LAKES DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS EXECUTED BY THE GRANTOR AND FILED FOR RECORD AS INSTRUMENT NO. 20050425000196100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13-6-23-4-013-045-000

Property Address: 110 HOLLAND CIRCLE, PELHAM, AL 30228

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.

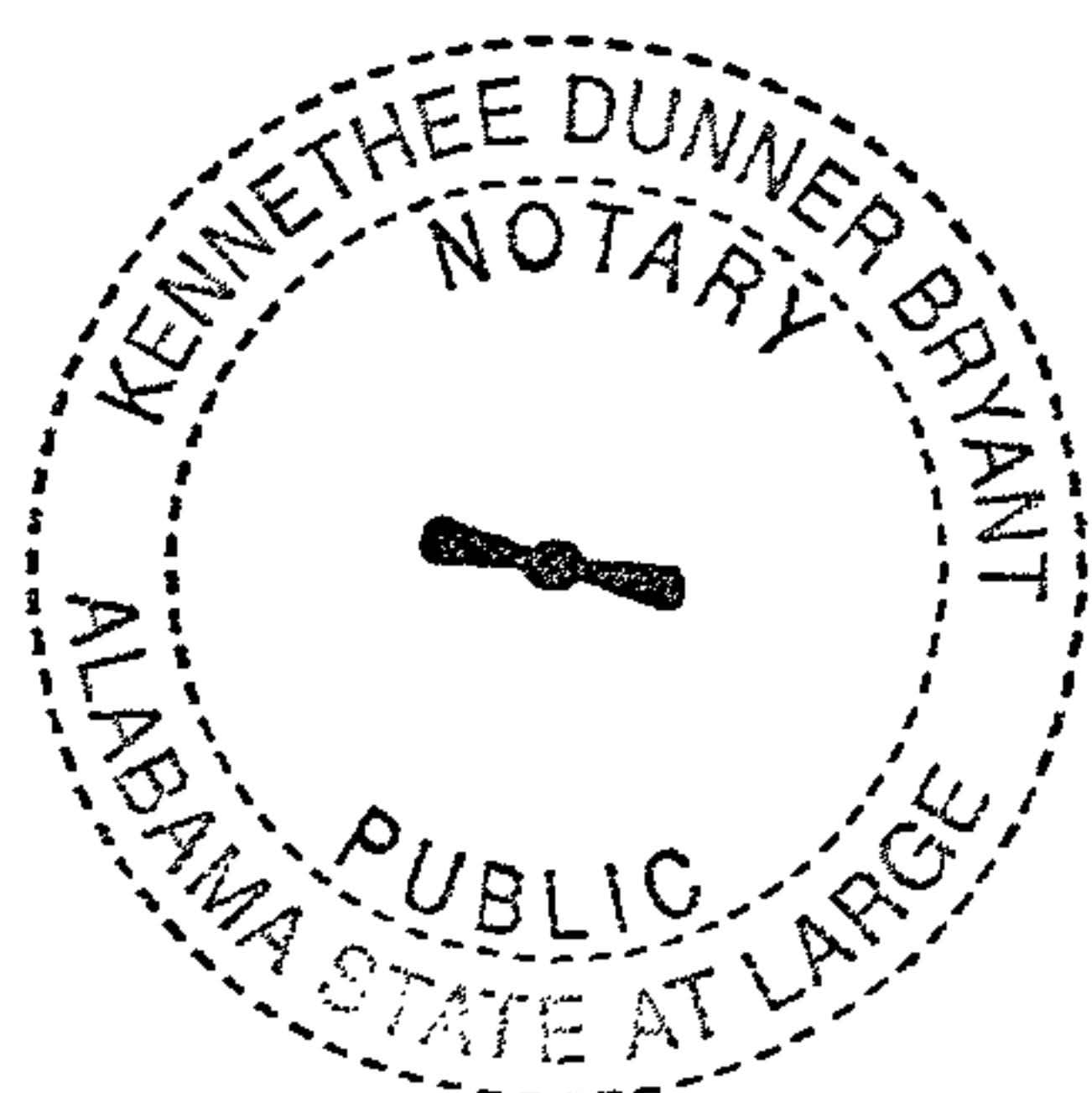
[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

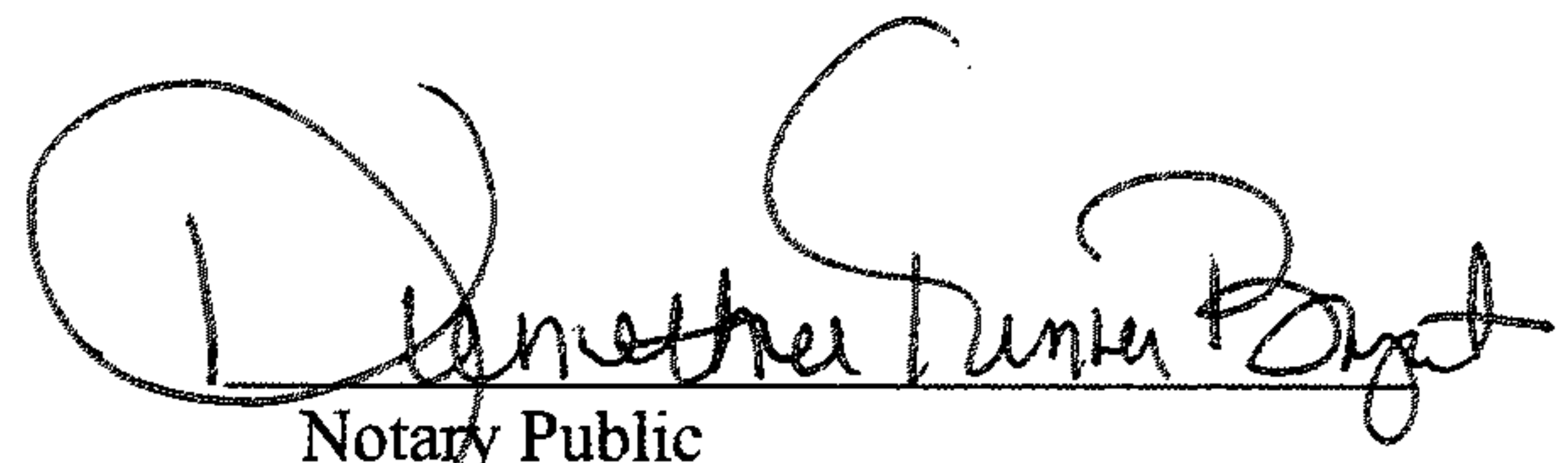
WITNESS the hands and seal of said Grantor(s) this 3 day of August, 2023


KELSEY NILEO DAVIS

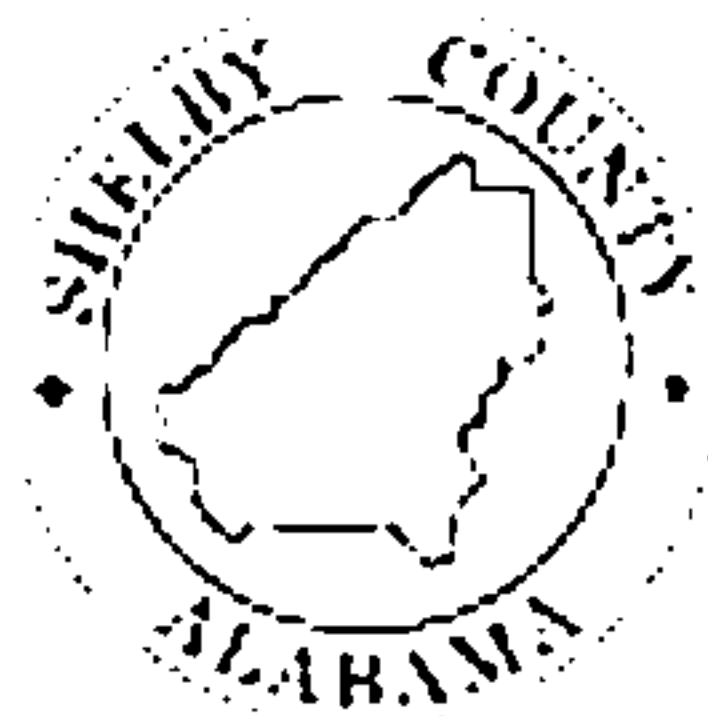
STATE OF ALABAMA
COUNTY OF SHELBY } SS.

I, Kenneth Danner Bryant, a Notary Public, hereby certify that **KELSEY NILEO DAVIS**, 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 3rd day of AUGUST, 2023




Notary Public

My Commission Expires 06/21/2027



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/08/2023 01:51:18 PM
\$253.50 BRITTANI
20230808000239530

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Kelsey Nileo Davis	Grantee's Name	OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
Mailing Address	424 Highway 124 Pangburn, AK 72121	Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85281
Property Address	110 Holland Circle Pelham, AL 35124	Date of Sale	8/7/2023
		Total Purchase Price	\$ 222,400.00
		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	☐ 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	8/3/23	Print	Kelsey Nileo Davis
☐ Unattested		Sign	Kelsey Nileo Davis
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one