

**Recordation Requested By/Return to:**

OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 519161

**Send Tax Notices to:**

OPENDOOR PROPERTY TRUST I  
410 N SCOTTSDALE RD., STE. 1600  
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 8 day of August, 2023, for good consideration of **Two Hundred Sixty-Three Thousand Nine Hundred and 00/100 Dollars (\$263,900.00)**, I (we) **SHANDA N. DIXON, A SINGLE WOMAN** whose mailing address is 6731 ATASCA SOUTH, HUMBLE, TX 77346, 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 14, ACCORDING TO THE SURVEY OF KENSINGTON PLACE PHASE 1, SECTOR 1, AS RECORDED IN MAP BOOK 37, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN:** 22 8 34 4 004 017.000

**Property Address:** 2052 KENSINGTON COURT, 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

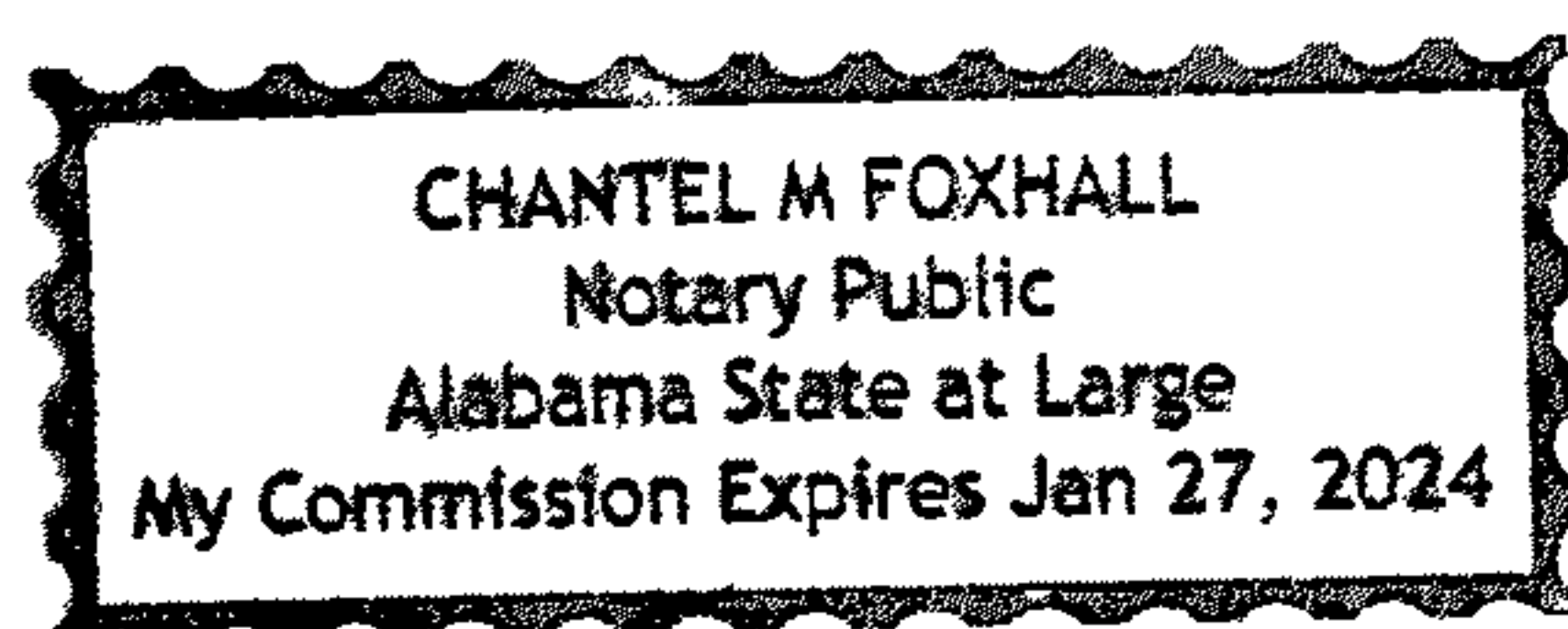
good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

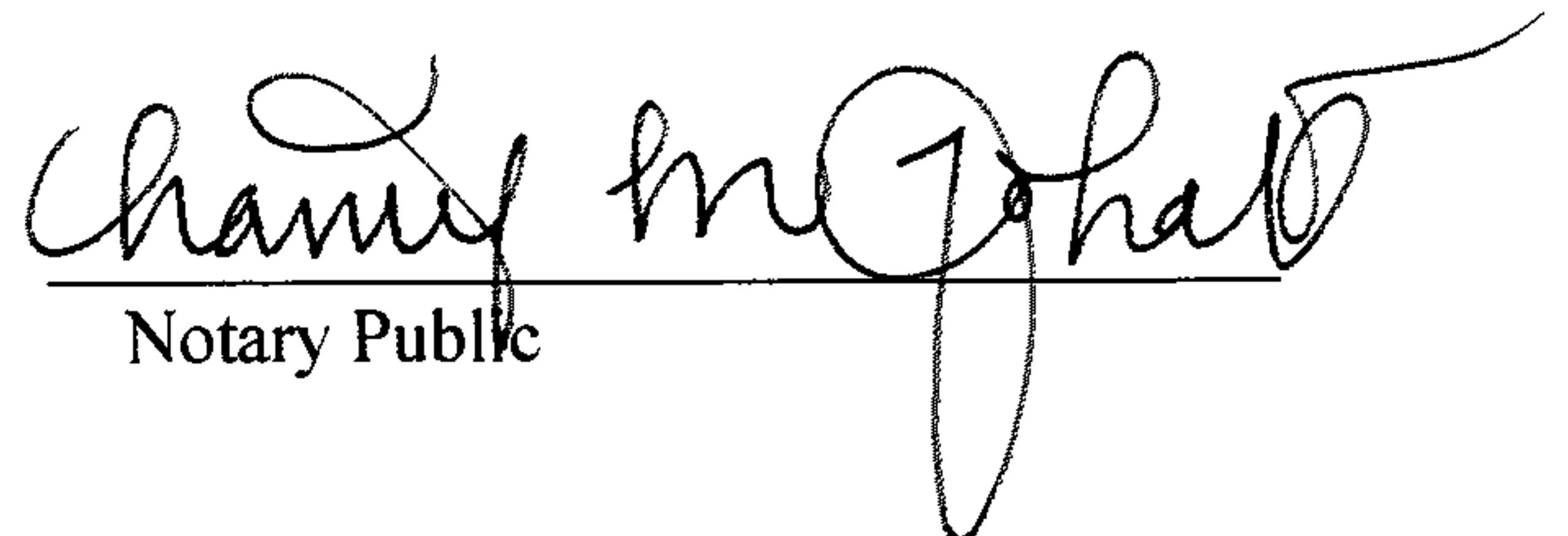
WITNESS the hands and seal of said Grantor(s) this 8 day of August, 2023.

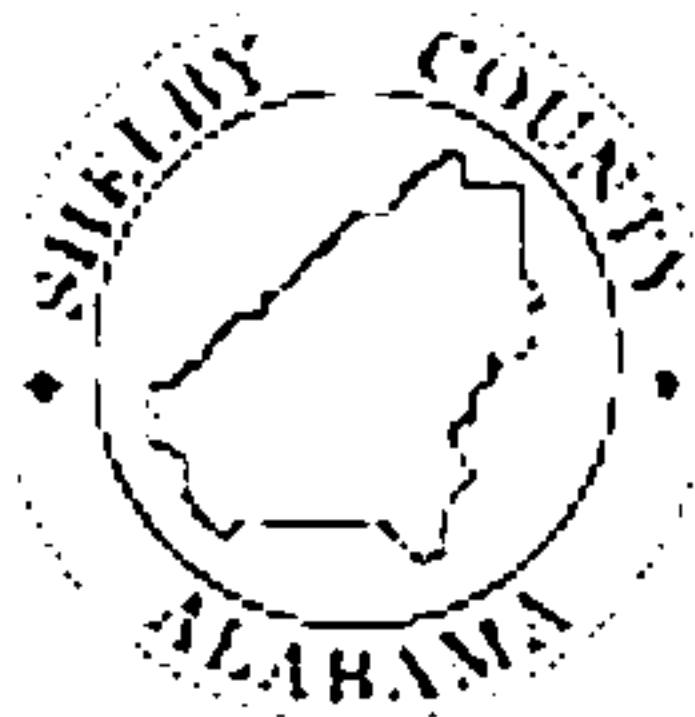
  
SHANDA N. DIXON

STATE OF ALABAMA  
COUNTY OF Sherby } SS.

I, Chantel M Foxhall, a Notary Public, hereby certify that **SHANDA N. DIXON** 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 8 day of August, 2023.



  
Notary Public



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/14/2023 08:00:35 AM  
 \$292.00 BRITTANI  
 20230814000243810

*Alexis 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	DIXON, SHANDA N.	Grantee's Name	OPENDOOR PROPERTY TRUST I,
Mailing Address	<del>6734 ATASCA SOUTH</del> <i>2210 Two Trail Dr.</i> <i>Spring, TX 77373</i>	Mailing Address	a Delaware statutory trust 410 N. SCOTTSDALE RD., STE 1600, TEMPE, AZ 85281
Property Address	2052 KENSINGTON COURT CALERA, AL 35040	Date of Sale	07/31/2023
		Total Purchase Price	\$ 263900.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 8.8.2023

Print

*Shanda N. Dixon*

☐ Unattested

Sign

*Shanda N. Dixon*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1