

**Recordation Requested By/Return to:**

OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 521013

**Send Tax Notices to:**

DAVID DIEHL, II. AND DEBRA J. MCDURMIN  
1076 EMERALD RIDGE DRIVE  
CALERA, AL 35040

**This Instrument Prepared By:**

LYNN BYRD, ESQ.  
o/b/o BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

## **WARRANTY DEED**

**This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$247,926.00 in favor of Cardinal Financial Company, Limited Partnership ISAOA, ATIMA.**

Executed this 11th day of August, 2023, for good consideration of **Two Hundred Fifty-Two Thousand Five Hundred and 00/100 Dollars (\$252,500.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD., STE. 1600, TEMPE, AZ 85281, hereby bargain, deed and convey to **DAVID DIEHL, II, A SINGLE MAN AND DEBRA J. MCDURMIN, A SINGLE WOMAN** whose mailing address is 1076 EMERALD RIDGE DRIVE, CALERA, AL 35040, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit: **LOT 128, ACCORDING TO THE SURVEY OF EMERALD RIDGE SECTOR II, AS RECORDED IN MAP BOOK 38, PAGE 112, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SOURCE OF TITLE: DEED IN INSTRUMENT #20230403000091790**

**APN: 28-4-17-4-003-043-000**

**Property Address: 1076 EMERALD RIDGE DRIVE, 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.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 11 day of August, 2023

**GRANTOR:**

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs, Inc., as Trust Manager

By: [Signature] (SEAL)

Printed Name: Cathy Nguyen

Title: Authorized Signatory

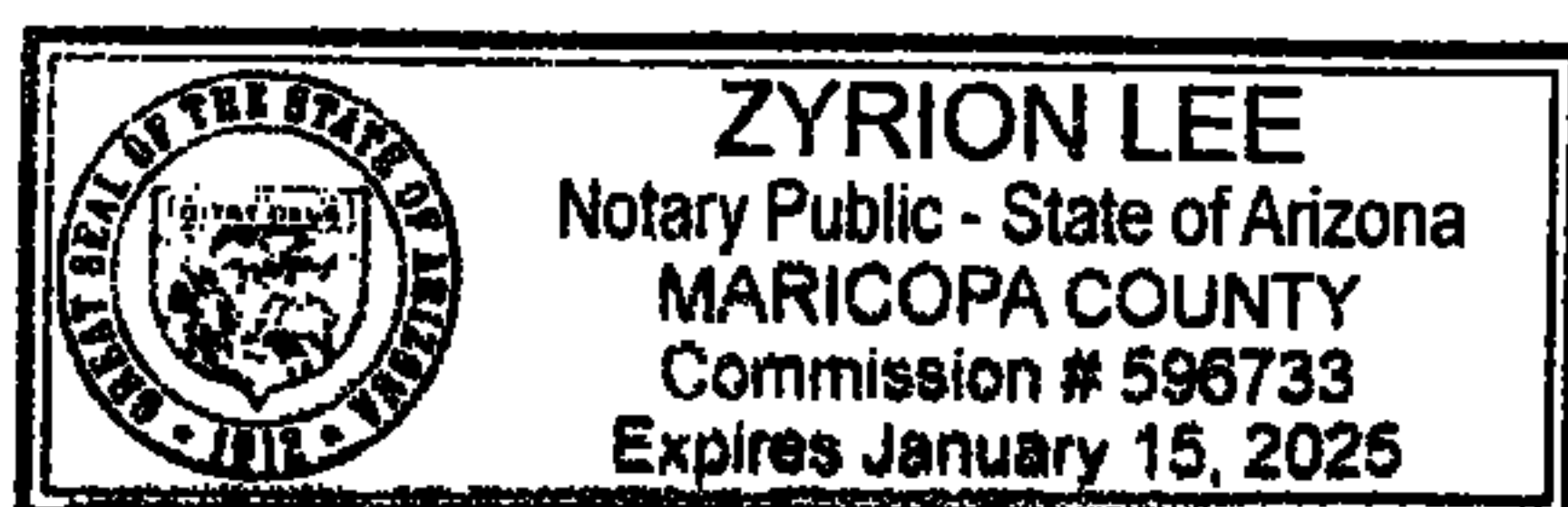
STATE OF Arizona  
COUNTY OF Maricopa

I, Zyrion Lee, the undersigned Notary Public in and for said State and County, hereby certify that Cathy Nguyen, whose name as Authorized Signatory of Opendoor Labs, Inc., Trust Manager of Opendoor Property Trust I, a Delaware statutory trust, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person, as said officer and with full authority, executed the same voluntarily for and as the act of the trust on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]

[Signature]  
SIGNATURE OF NOTARY PUBLIC  
My commission expires: 01-15-2025





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/14/2023 02:41:21 PM  
\$33.00 BRITTANI  
20230814000245290

*Alvin S. Byrd*

Real Estate Sales Validation Form

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

Grantor's Name	OPENDOOR PROPERTY TRUST I	Grantee's Name	DIEHL II, DAVID
Mailing Address	a Delaware statutory trust	Mailing Address	MCDURMIN, DEBRA J.
	410 N. SCOTTSDALE RD., STE 1600		1076 Emerald Ridge Drive
	TEMPE, AZ 85281		Calera, AL 35040
Property Address	1076 Emerald Ridge Drive	Date of Sale	08/11/2023
	Calera, AL 35040	Total Purchase Price	\$ 252500.00
		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	08/11/2023	Print	Tyaira Daniels
<input type="checkbox"/> Unattested		Sign	<i>Tyaira Daniels</i>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one