

**Recordation Requested By/Return to:**

OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 521766

**Send Tax Notices to:**

OPENDOOR PROPERTY TRUST I  
410 N SCOTTSDALE RD. STE 1600  
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 17<sup>th</sup> day of August, 2023, for good consideration of **One Hundred Ninety-Five Thousand Nine Hundred and 00/100 Dollars (\$195,900.00)**, I (we) **PAULA ELIZABETH JACKEL THORNTON, AN UNMARRIED WOMAN** whose mailing address is 4019 WHITNEY VISTA LANE, ROCKLIN, CA 95677, 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 3 ACCORDING TO THE SURVEY OF HIDDEN CREEK TOWNHOMES, PHASE II AS RECORDED IN MAP BOOK 28, PAGE 37, SHELBY COUNTY, ALABAMA RECORDS.**

**APN:** 13 6 13 4 007 003.000

**Property Address:** 155 HIDDEN CREEK COVE, PELHAM, AL 35124

**Title previously held in Elizabeth Jackel, an unmarried woman and Paula Elizabeth Jackel Thornton an unmarried woman, as joint tenants with right of survivorship. Elizabeth Jackel died on July 21, 2020**

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.

Source of Title: Warranty Deed recorded 11/4/05, Deed Instrument #20051104000573450 in Shelby County, AL.

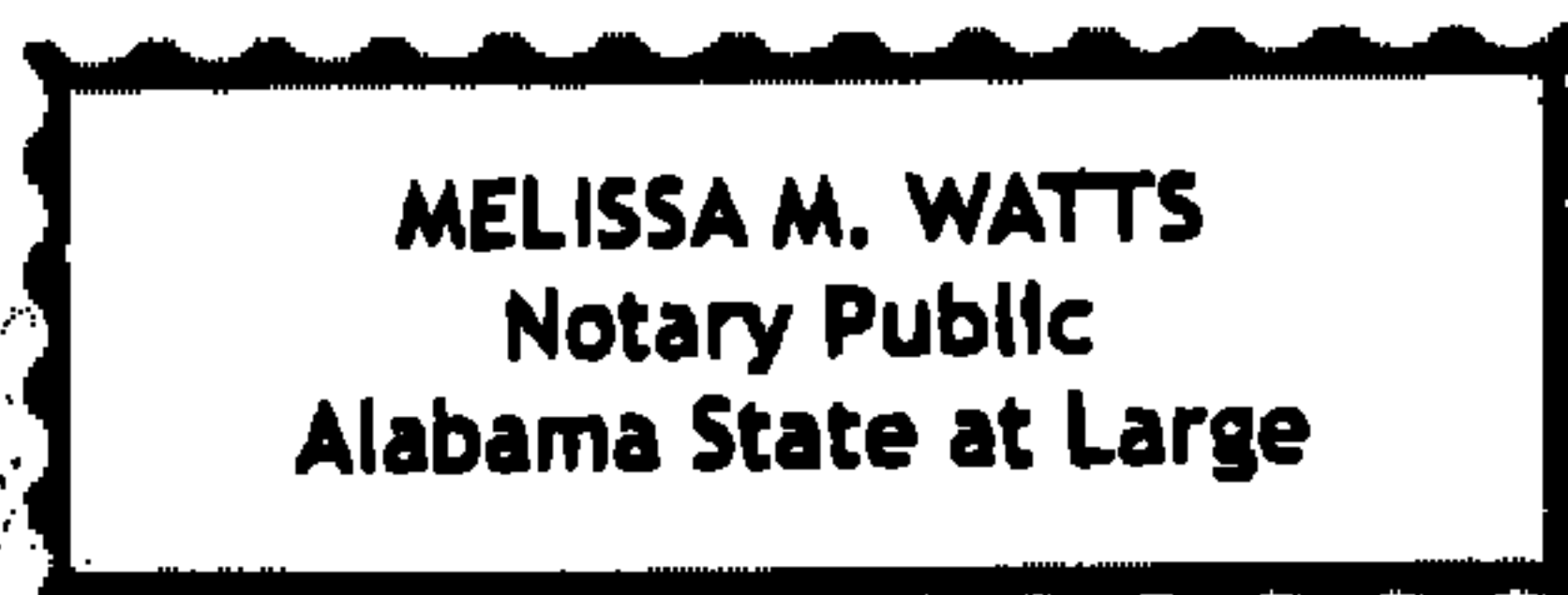
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that 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 17<sup>th</sup> day of AUGUST, 2023.

Paula Elizabeth Jackel Thornton  
PAULA ELIZABETH JACKEL THORNTON

STATE OF ALABAMA  
COUNTY OF SHELBY } SS.

I, MELISSA M. WATTS, a Notary Public, hereby certify that **PAULA ELIZABETH JACKEL THORNTON** 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 17<sup>th</sup> day of August, 2023.



My Commission Expires  
June 3, 2025

Melissa M. Watts  
Notary Public



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/18/2023 03:06:47 PM  
 \$224.00 PAYGE

*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 Paula Elizabeth Jackel Thornton  
 Mailing Address 4019 Whitney Vista Lane  
 Rocklin, CA 95677

Grantee's Name OPENDOOR PROPERTY TRUST I, a Delaware statutory trust  
 Mailing Address 410 N Scottsdale Rd, Ste 1600  
 Tempe, AZ 85281

Property Address \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Sale 8/18/2023  
 Total Purchase Price \$ 195,900.00  
 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 8/17/2023

Print Cyndi Van Campen

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one