

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 522538

**Send Tax Notices to:**  
KATHERINE S. NALLY  
452 CAMBRIAN RIDGE TRAIL  
PELHAM, AL 35124

**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 \$201,400.00 in favor of Guaranteed Rate, Inc.**

Executed this 18th day of August, 2023, for good consideration of **Two Hundred Twelve Thousand and 00/100 Dollars (\$212,000.00)**, 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 **KATHERINE S. NALLY, AN UNMARRIED WOMAN** whose mailing address is 452 CAMBRIAN RIDGE TRAIL, PELHAM, AL 35124, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:  
**LOT 108, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, PHASE 3, AS RECORDED IN MAP BOOK 21, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SOURCE OF TITLE: DEED IN INSTRUMENT 20230705000200520**

**APN:** 13 6 13 1 002 108.000

**Property Address:** 452 CAMBRIAN RIDGE TRAIL, PELHAM, AL 35124

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.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 18 day of August, 2023.

**GRANTOR:**

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: Ty LaMastres (SEAL)  
Printed Name: Ty LaMastres  
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 Ty LaMastres, 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



**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,  
 Mailing Address a Delaware statutory trust  
410 N. SCOTTSDALE RD., STE 1600,  
TEMPE, AZ 85281

Grantee's Name NALLY, KATHERINE S.  
 Mailing Address 452 CAMBRIAN RIDGE TRAIL  
PELHAM, AL 35124

Property Address 452 CAMBRIAN RIDGE TRAIL  
PELHAM, AL 35124

Date of Sale 08/18/2023

Total Purchase Price \$ 212,000.00

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 8/18/2023

Print Taylor Thomas

☐ Unattested

(verified by)

Sign

*Taylor Thomas*

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 08/21/2023 02:44:06 PM  
 \$42.00 PAYGE  
 20230821000251170

**Form RT-1**

eForms



*Allen S. Bayl*