

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 524550

Send Tax Notices to:
OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD., STE. 1600
TEMPE, AZ 85281

This Instrument Prepared By:
BARRY CAROTHERS, ESQ.
o/b/o BC LAW FIRM, P.A.
1803 S. KANNER HWY
STUART, FL 34994

WARRANTY DEED

Executed this 28th day of August, 2023, for good consideration of **Two Hundred Fifteen Thousand Six Hundred and 00/100 Dollars (\$215,600.00)**, I (we) **JASON D. GARRETT AND SERENA PARKER GARRETT, HUSBAND AND WIFE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, whose mailing address is 534 ELM STREET SW , BESSEMER, AL 35022, 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:

SITUATED IN COUNTY OF SHELBY, STATE OF ALABAMA, TO WIT:

LOT 53, ACCORDING TO THE SURVEY OF BRAELINN VILLAGE, PHASE III, AS RECORDED IN MAP BOOK 14, PAGE 42, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: DEED IN INSTRUMENT #20151005000349240

APN: 13-8-27-2-002-053-000

Property Address: 2724 BRAELINN PARKWAY NORTH, HELENA, AL 35080

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 28 day of August, 2023

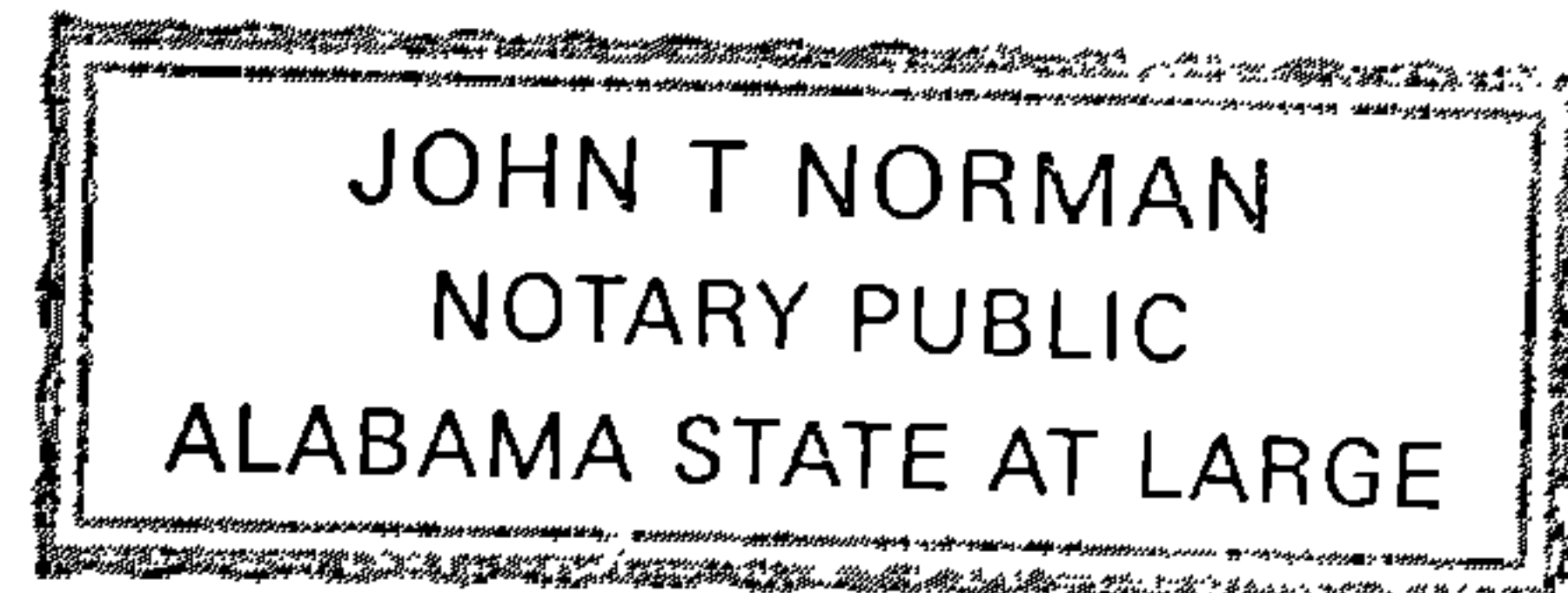

JASON D. GARRETT


SERENA PARKER GARRETT

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, John T. Norman, a Notary Public, hereby certify that **JASON D. GARRETT AND SERENA PARKER GARRETT**, 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 28th day of August, 2023


Notary Public



Real Estate Sales Validation Form

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

Grantor's Name GARRETT, JASON D. & SERENA PARKER
Mailing Address 534 ELM STREET SW
BESSEMER, AL 35022

Grantee's Name OPENDOOR PROPERTY TRUST I,
Mailing Address a Delaware statutory trust
410 N. SCOTTSDALE RD., STE 1600,
TEMPE, AZ 85281

Property Address 2724 BRAELINN PKWY NORTH
HELENA, AL 35080

Date of Sale 08/30/2023
Total Purchase Price \$ 215600.00
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.

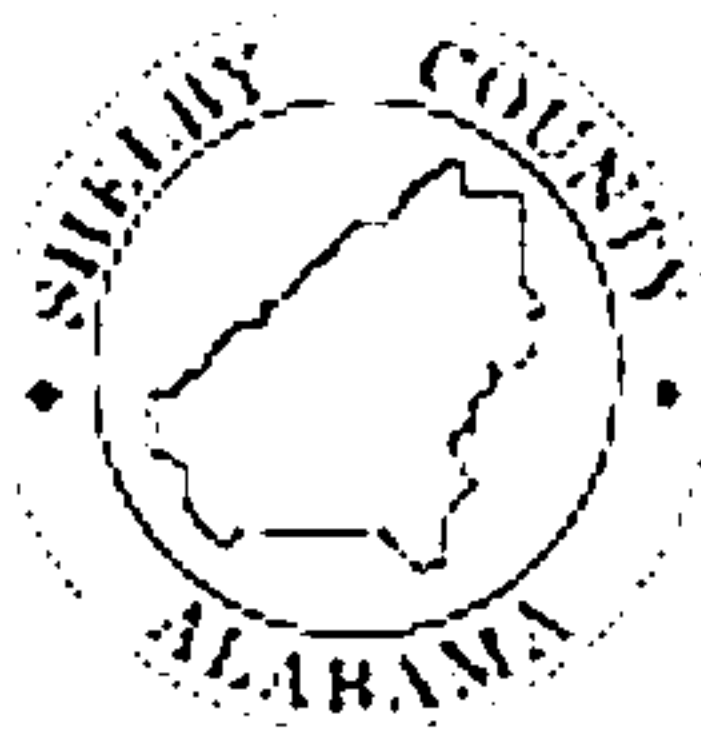
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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 8/28/2023 Print Jason D Garrett Serena Parker Garrett
☒ Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one
Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2023 11:00:01 AM
\$247.00 BRITTANI
20230830000261730

Allen S. Bayl