

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097
File No. 524041

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 29th day of August, 2023, for good consideration of **Two Hundred Thirty-Nine Thousand One Hundred and 00/100 Dollars (\$239,100.00)**, I (we) **DONALD WILLIAM THOMAS AND JAIME LITTLE THORN, HUSBAND AND WIFE** whose mailing address is 1248 SOUTHWIND DRIVE, HELENA, AL 35080, 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 77, ACCORDING TO THE SURVEY OF THE COTTAGES AT STONEHAVEN SECOND ADDITION PHASE ONE, AS RECORDED IN MAP BOOK 23, PAGE 87, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SOURCE OF TITLE: INST#20190513000161570

APN: 13-6-23-1-001-017-001

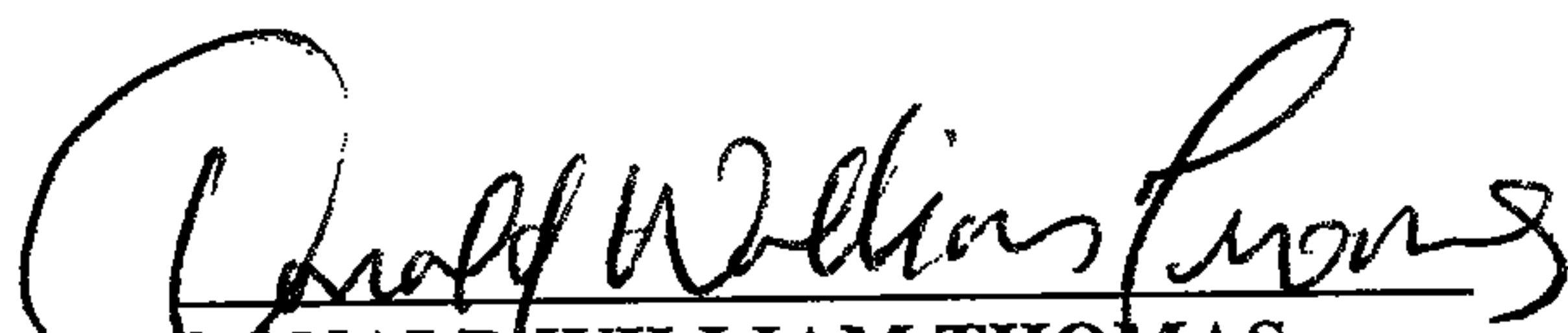
Property Address: 194 PEBBLE CIRCLE, PELHAM, AL 30228

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.

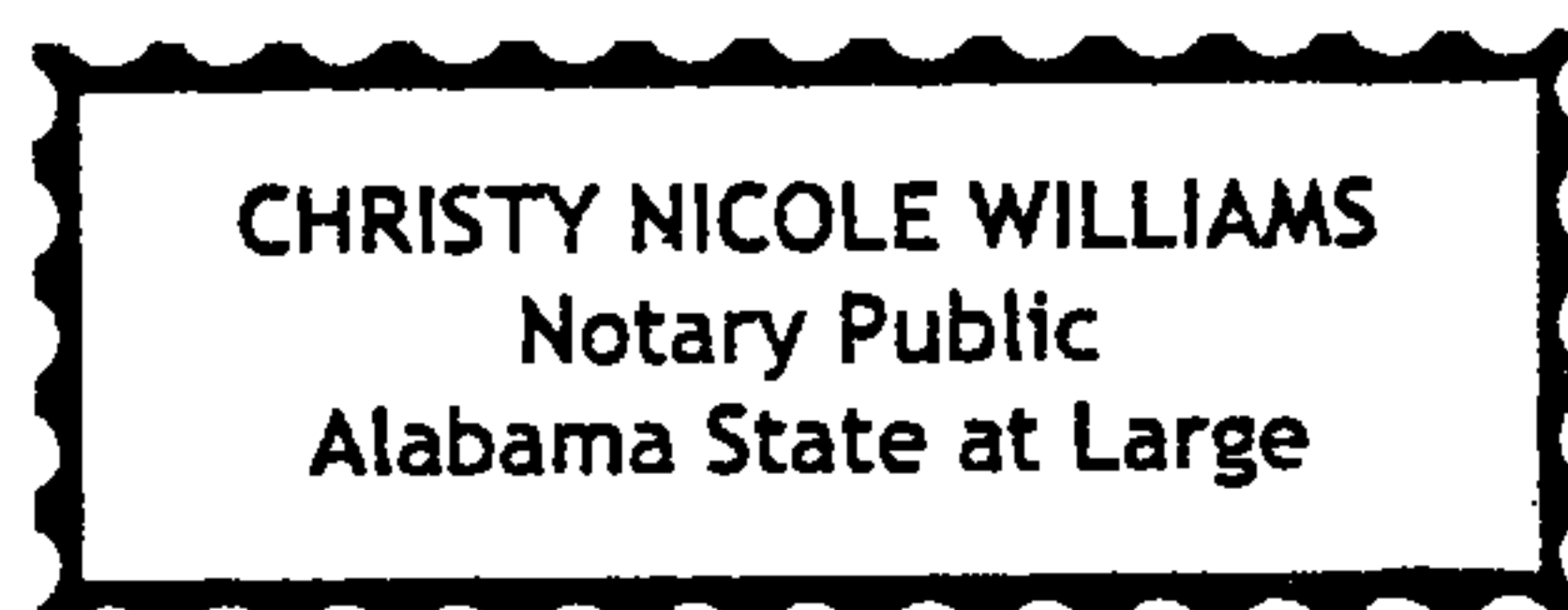
WITNESS the hands and seal of said Grantor(s) this 29 day of August, 2023


DONALD WILLIAM THOMAS


JAIME LITTLE THORN

STATE OF ALABAMA
COUNTY OF Jefferson } SS.

I, ~~Christy Nicole Williams~~ a Notary Public, hereby certify that **DONALD WILLIAM THOMAS AND JAIME LITTLE THORN** 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 29 day of August, 2023.




Notary Public exp 11/15/2025



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2023 12:46:16 PM
 \$267.50 BRITTANI
 20230901000266020

Allen 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 Donald William Thomas and Jaime Little Thom
 Mailing Address 1248 Southwind Drive
Helena, AL 35080

Grantee's Name OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
 Mailing Address 410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85281

Property Address 194 Pebble Circle
Pelham, AL 35124

Date of Sale ~~8/11/2023~~ 08/29/2023
 Total Purchase Price \$ 239,100.00

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 8/31/2023

Print Cynthia Brown

☐ Unattested

(verified by)

Sign

Cynthia Brown
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1