

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 524854

**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 5<sup>th</sup> day of September, 2023, for good consideration of **Four Hundred Ninety-One Thousand One Hundred and 00/100 Dollars (\$491,100.00)**, I (we) **JAY P. HAYES AND BRIDGET D. HAYES, HUSBAND AND WIFE, AS JOINT TENANTS, WITH RIGHT OF SUIVIVORSHIP, THEIR HEIRS AND ASSIGNS FOREVER**, whose mailing address is 1900 CORPORATE DRIVE, BIRMINGHAM, AL 35238, 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 407, ACCORDING TO THE AMENDED PLAT OF GREY OAKS, SECTOR 4, AS RECORDED IN MAP BOOK 50, PAGE 23, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**SOURCE OF TITLE: DEED IN INSTRUMENT #20191125000437280**

**APN: 14-1-11-2-001-001.016**

**Property Address: 808 GREY OAKS COVE, PELHAM, AL 35124**

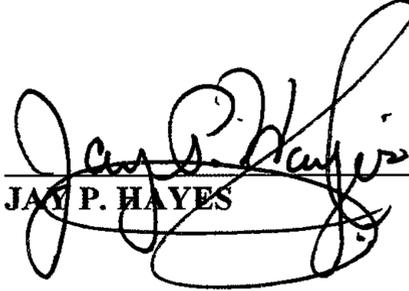
This instrument was prepared without the benefit of a title examination.

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.

**[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]**

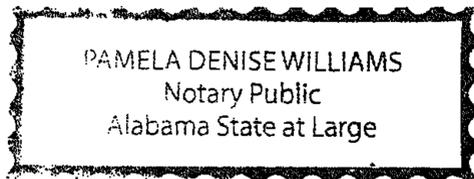
WITNESS the hands and seal of said Grantor(s) this 5<sup>th</sup> day of September, 2023

  
\_\_\_\_\_  
JAY P. HAYES

  
\_\_\_\_\_  
BRIDGET D. HAYES

STATE OF ALABAMA }  
COUNTY OF Jefferson } SS.

I, Pamela Denise Williams, a Notary Public, hereby certify that **JAY P. HAYES AND BRIDGET D. HAYES**, 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 5<sup>th</sup> day of September, 2023.



  
\_\_\_\_\_  
Notary Public  
Pamela Denise Williams  
My Commission Expires May 16 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 HAYES, JAY P. & BRIDGET D.  
 Mailing Address 1900 CORPORATE DRIVE  
BIRMINGHAM, AL 35238

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

Property Address 808 GREY OAKS COVE  
PELHAM, AL 35124

Date of Sale 09/05/2023  
 Total Purchase Price \$ 491,100.00  
 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 09/05/2023

Print Jay P. Hayes Bridget D. Hayes

Unattested \_\_\_\_\_  
 (verified by)

Sign Jay P. Hayes Bridget D. Hayes  
 (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  
 09/06/2023 03:56:16 PM  
 \$522.50 JOANN  
 20230906000270140

*Allie S. Bayl*