

**Recordation Requested By/Return to:**

OS NATIONAL  
3097 SATELLITE BLVD, STE 400  
DULUTH, GA 30097  
File No. 524646

**Send Tax Notices to:**

DALLAS WYATT TOLES  
EDWARD JAMES TOLES  
TORI ALYSSA TUCKER  
2034 TIMBERLINE DRIVE  
CALERA, AL 35040

**This Instrument Prepared By:**

LYNN BYRD, ESQ.  
o/b/o BC LAW FIRM, P.A.  
PO BOX 44  
MONROEVILLE, AL 36461

**WARRANTY DEED**

**This deed is being recorded in conjunction with a mortgage in the amount of \$215,650.00 in favor of Flagstar Bank ISAOA/ATIMA**

Executed this 18 day of September, 2023, for good consideration of **Two Hundred Twenty-Seven Thousand and 00/100 Dollars (\$227,000.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE RD , TEMPE, AZ 85281, hereby bargain, deed and convey to **DALLAS WYATT TOLES, A SINGLE MAN, EDWARD JAMES TOLES, A MARRIED MAN AND TORI ALYSSA TUCKER, A SINGLE WOMAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 2034 TIMBERLINE DRIVE, CALERA, AL 35040, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**, to wit:

**LOT 2, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 1, AS RECORDED IN MAP BOOK 27, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA**

**SOURCE OF TITLE: INST#20230717000211710**

**APN:** 22-7-35-2-002-002-000

**Property Address:** 105 VILLAGE DRIVE, CALERA, AL 30228

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

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

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

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

**GRANTOR:**

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

By: [Signature] (SEAL)  
Printed Name: Cathy Nguyen  
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 Cathy Nguyen, 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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/19/2023 02:59:43 PM  
\$40.50 PAYGE  
20230919000281080

Alexis Bayl