

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, STE 200  
DULUTH, GA 30097  
File No. 534228

**Send Tax Notices to:**  
OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST  
410 N SCOTTSDALE RD, STE 1600  
TEMPE, AZ 85288

**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 3<sup>rd</sup> day of January, 2024, for good consideration of **One Hundred Ninety-Seven Thousand Four Hundred and 00/100 Dollars (\$197,400.00)**, I (we) **PATRICIA DANIELLE CARVER**, an unmarried woman, whose mailing address is 2202 VILLAGE LANE, CALERA, AL 35040, 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 85288, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 289-A, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE, SECTOR 5, PHASE 3, AS RECORDED IN MAP BOOK 37, PAGE 65, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN:** 227351004034000  
**Property Address:** 2202 VILLAGE LANE, CALERA, AL 35040  
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

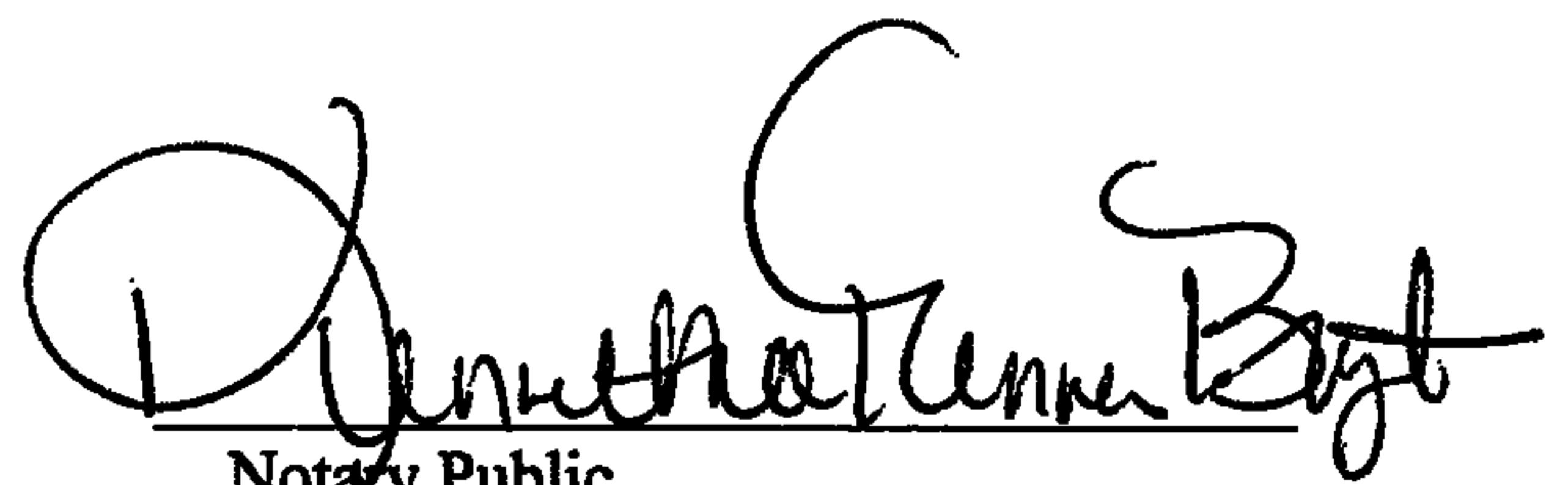
good right to sell and convey the same as foresaid; that I (we) will, and my (our) heirs and assigns forever, against the lawful claims of all persons.

WITNESS the hands and seal of said Grantor(s) this 3<sup>rd</sup> day of January, 2024.

  
PATRICIA DANIELLE CARVER

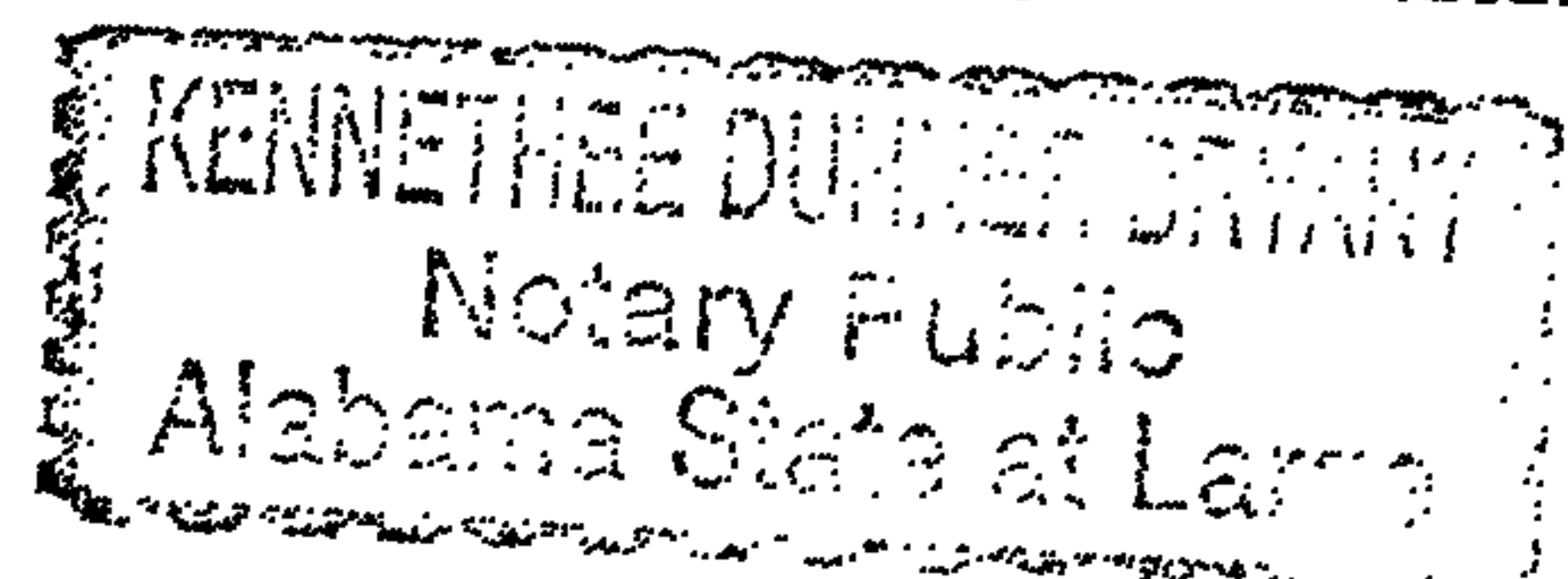
STATE OF ALABAMA  
COUNTY OF SHELBY } ss.

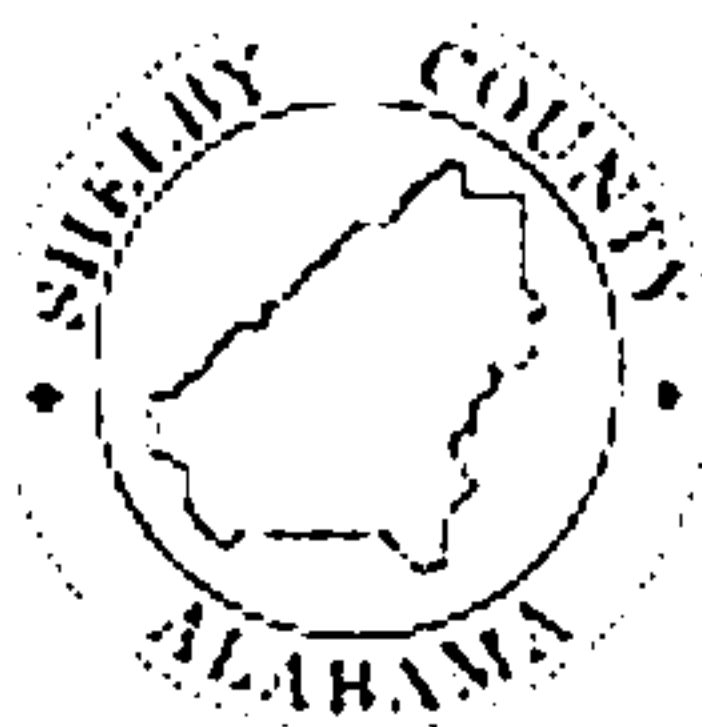
I, Kennetha Dunner Bryant a Notary Public, hereby certify that **PATRICIA DANIELLE CARVER** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 3<sup>rd</sup> day of January, 2024.



Notary Public

**My Commission Expires 06/21/2027**





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/04/2024 12:52:32 PM  
\$225.50 PAYGE  
20240104000003450

*Allen S. Bayl*

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section*

Grantor's Name	Patricia Danielle Carver	Grantee's Name	OPENDOOR PROPERTY TRUST I, a
Mailing Address	2202 Village Lane Calera, AL 35040	Mailing Address	410 N Scottsdale Rd, Ste 1600 Tempe, AZ 85288

Property Address	2202 Village Lane, Calera, AL 350402202 Village Lane	Date of Sale	1/3/24
		Total Purchase Price	\$197,400.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	1/3/24	Print	OS National
<input type="checkbox"/> Unattested		Sign	<i>[Signature]</i>
	(verified by)		(Grantor/Grantee/Owner/ <u>Agent</u> ) circle one