

**Recordation Requested By/Return to:**  
OS NATIONAL  
3097 SATELLITE BLVD, BLDG 700, STE 600  
DULUTH, GA 30097  
File No. 534407

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

### WARRANTY DEED

Executed this 12 day of January, 2024, for good consideration of **Two Hundred Thirty-Two Thousand and 00/100 Dollars (\$232,000.00)**, I (we) **JOSEPH N. COLQUETT AND CHRISTI C. COLQUETT, MARRIED TO EACH OTHER, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP**, whose mailing address is 203 CORAL CIRCLE , ALABASTER, AL 35007, 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 49, IN BLOCK 2, ACCORDING TO THE SURVEY OF BERMUDA LAKE ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 10, PAGE 88 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**MINERAL AND MINING RIGHTS EXCEPTED.**

**APN:** 23-2-03-4-001-046-142

**Property Address:** 203 CORAL CIRCLE, ALABASTER, AL 35007

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]**

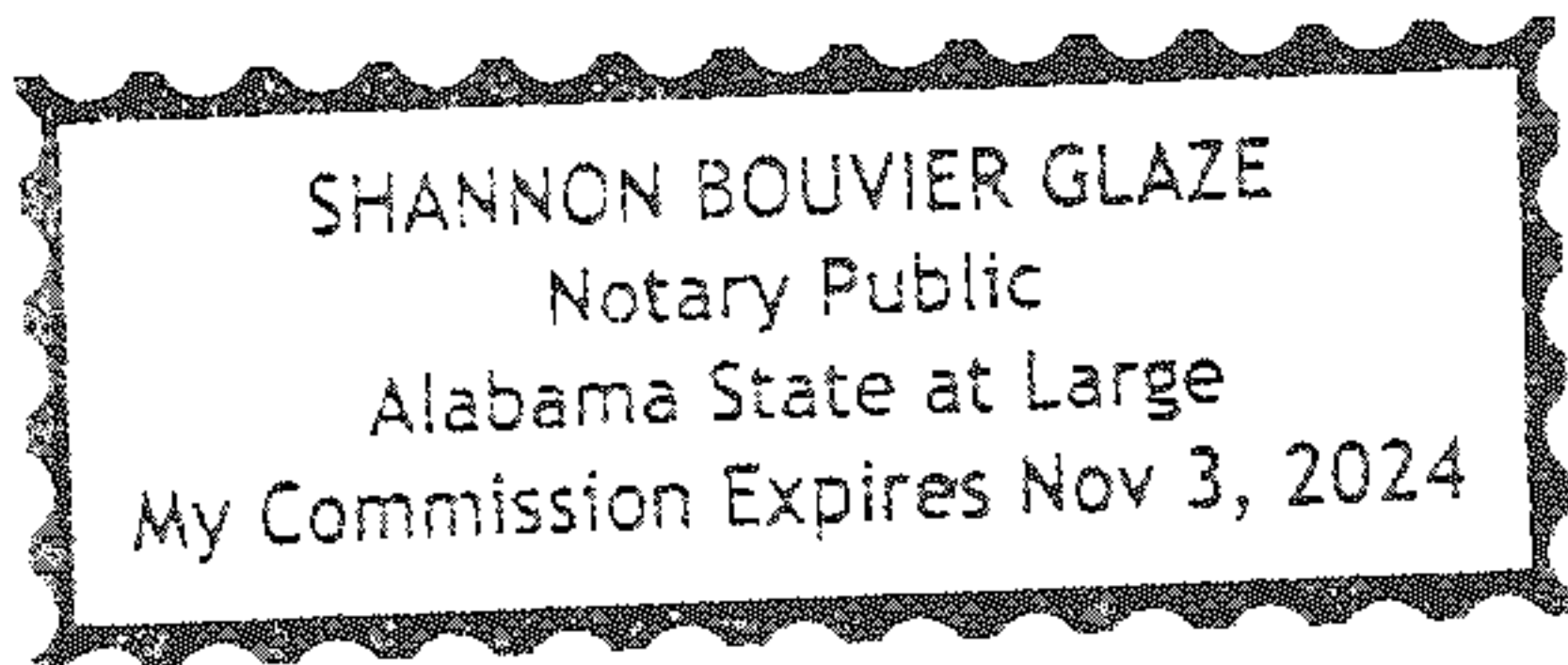
WITNESS the hands and seal of said Grantor(s) this 12 day of January, 2024.

Joseph N. Colquett  
JOSEPH N. COLQUETT

Christi C. Colquett  
CHRISTI C. COLQUETT

STATE OF ALABAMA  
COUNTY OF Shelby } SS.

I, Shannon Bouvier Glaze, a Notary Public, hereby certify that **JOSEPH N. COLQUETT AND CHRISTI C. COLQUETT**, 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 12 day of January, 2024.



Shannon Bouvier Glaze  
Notary Public



Real Estate Sales Validation Form

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

Grantor's Name

Joseph N Colquett

Grantee's Name

OPENDOOR PROPERTY TRUST I, a

Mailing Address

203 Coral Circle  
Alabaster, AL 35007

Mailing Address

410 N Scottsdale Rd, Ste 1600  
Tempe, AZ 85288

Property Address

203 Coral Circle, Alabaster, AL  
35007203 Coral Circle

Date of Sale

January 24<sup>24</sup> 2024

Total Purchase Price

\$232,000.00

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

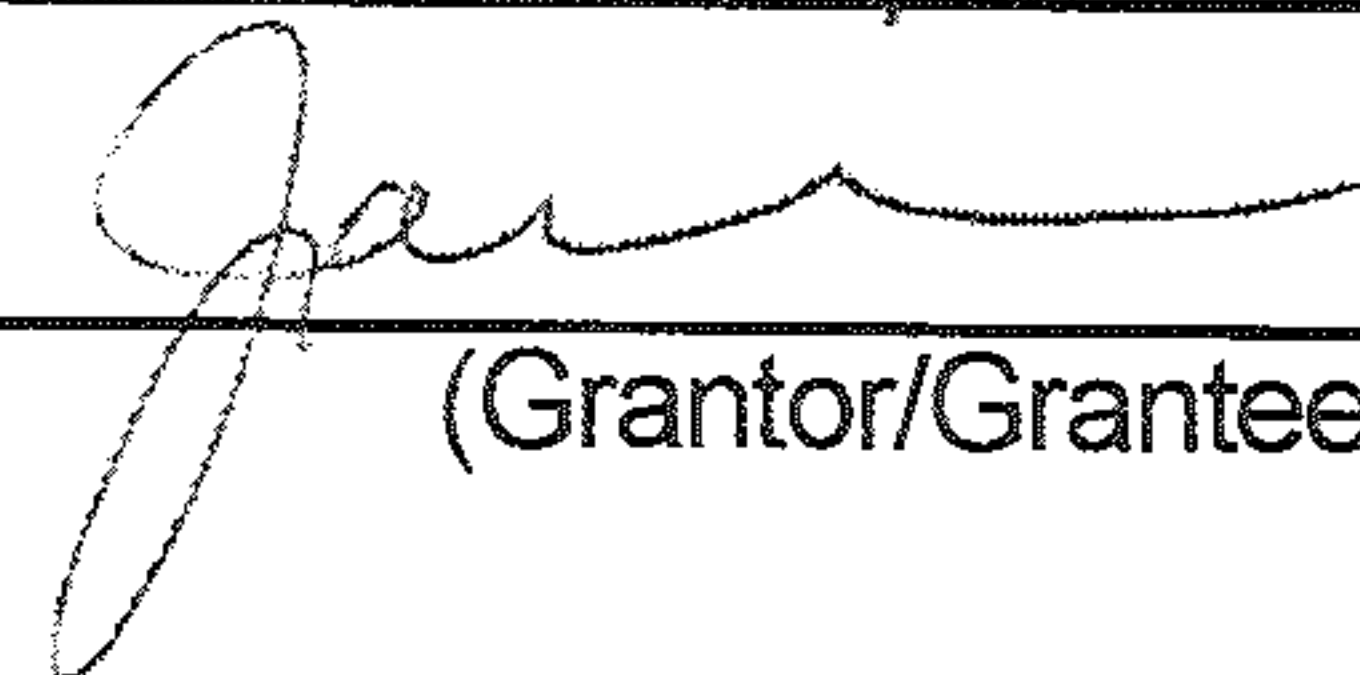
January 24, 2024

Print

OS National

☐ Unattested

Sign



(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/25/2024 12:52:39 PM  
\$263.00 PAYGE  
20240125000019770

Alvin S. Bayl