

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30097
File No. 545847

Send Tax Notices to:

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD 1600
TEMPE, AZ 85288

This Instrument Prepared By:

LYNN BYRD AL Bar No. ASB6789D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

WARRANTY DEED

Executed this 29 day of April, 2024, for good consideration of **Two Hundred Eighty-Eight Thousand Six Hundred and 00/100 Dollars (\$288,600.00)**, I (we) **CHARLOTTE VANDYKE, A SINGLE WOMAN** whose mailing address is 4637 SUMMIT CV, HOOVER, AL 35226, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, whose mailing address is 410 N SCOTTSDALE RD 1600, TEMPE, AZ 85288, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 30, ACCORDING TO THE SURVEY OF NAVAJO HILLS 7TH SECTOR, AS RECORDED IN MAP BOOK 7, PAGE 95, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 13-8-27-4-001-046-022

Property Address: 1403 SEQUOIA TRAIL, 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.

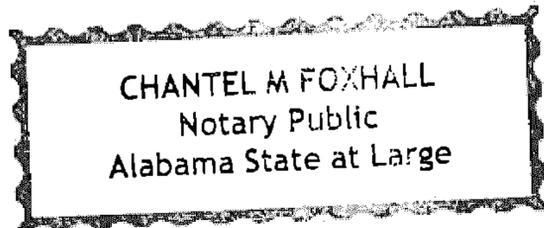
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that 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.

WITNESS the hands and seal of said Grantor(s) this 29 day of April, 2024

Charlotte Vandyke
CHARLOTTE VANDYKE

STATE OF ALABAMA }
COUNTY OF Jefferson } SS.

I, Chantel M Foxhall, a Notary Public, hereby certify that **CHARLOTTE VANDYKE** 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 April, 2024



Chantel M Foxhall
Notary Public

Real Estate Sales Validation Form

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

Grantor's Name Charlotte Vandyke
Mailing Address 1403 Sequoia Trail
Alabaster, AL 35007

Grantee's Name OPENDOOR PROPERTY TRUST I, a
Mailing Address 410 N Scottsdale Rd, Ste 1600
Tempe, AZ 85288

Property Address 1403 Sequoia Trail, Alabaster,
AL 35007 1403 Sequoia Trail

Date of Sale April 29, 2024

Total Purchase Price \$288,600.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2024 03:29:03 PM
\$317.00 BRITTANI
20240501000127420

Brittani S. Boyd

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
Sales Contract
X Closing Statement

- Appraisal
Other

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 April 30, 2024

Print OS National

Unattested

(verified by)

Sign

[Handwritten Signature]

(Grantor/Grantee/Owner/Agent) circle one