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1000 Bishops Gate Blvd, Suite 100, Mount Laurel, NJ 08054

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

HPA III ACQUISITIONS 1 LLC, a Delaware Limited Liability Company, whose mailing address is 120 S. Riverside Plaza, Suite 2000, Chicago, IL 60606, hereinafter referred to as "Grantor"

and

CODY E. DICKISON and HAYDEN DICKISON, husband and wife, whose mailing address is 4229 Old Cahaba Parkway, Helena, AL 35080, hereinafter referred to as "Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, for and in consideration of Three Hundred Seventy-One Thousand, Five Hundred, and 00/100 Dollars (\$371,500.00), and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, subject to the matters hereinafter set forth, unto Grantee, in fee simple, the following described real property (hereinafter, the "Property") located in the County of Shelby, State of Alabama:

Lot 1827, according to the Plat of Old Cahaba, Phase V, 2nd Addition, as recorded in Map Book 36, Page 105-A, in the Office of the Judge of Probate of Shelby County, Alabama

Property Address: 4229 Old Cahaba Parkway, Helena, AL 35080

Being the same property conveyed unto HPA III Acquisitions 1 LLC, a Delaware Limited Liability Company, by deed from Opendoor Property Trust I, a Delaware Statutory Trust, dated 10/14/2022 and recorded on 11/01/2022 as Instrument #20221101000409320, in the Office of the Judge of Probate of Shelby County, Alabama.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM, in fee simple, and to their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed X is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or _____ is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

SIGNATURE PAGE(S) TO FOLLOW

