

**Recordation Requested By/Return to:**

OS NATIONAL  
3097 SATELLITE BLVD, STE 400, BUILDING 700  
DULUTH, GA 30096  
File No. 565530

**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:**

THOMAS H. CLAUNCH III AL Bar No. 1402H38C  
o/b/o BC LAW FIRM, P.A.  
9164 EASTCHASE PARKWAY 209  
MONTGOMERY, AL 36117

**WARRANTY DEED**

Executed this 2<sup>nd</sup> day of December, 2024, for good consideration of **Two Hundred Fifty-Two Thousand Six Hundred and 00/100 Dollars (\$252,600.00)**, I (we) **DAVID K. MOUSER AND PAMELA MOUSER, TRUSTEES OF THE MOUSER LIVING TRUST** whose mailing address is 3135 LEA LANE SE, DECATUR, AL 35603, 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 18, BLOCK 1, ACCORDING TO THE SURVEY OF SOUTHWIND, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 72 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**APN:** 23-2-10-1-007-037-000      **DEED IN INSTRUMENT #**20240208000032350

**Property Address:** 1169 CARIBBEAN 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 2<sup>nd</sup> day of December, 20 24.

David K Mouser

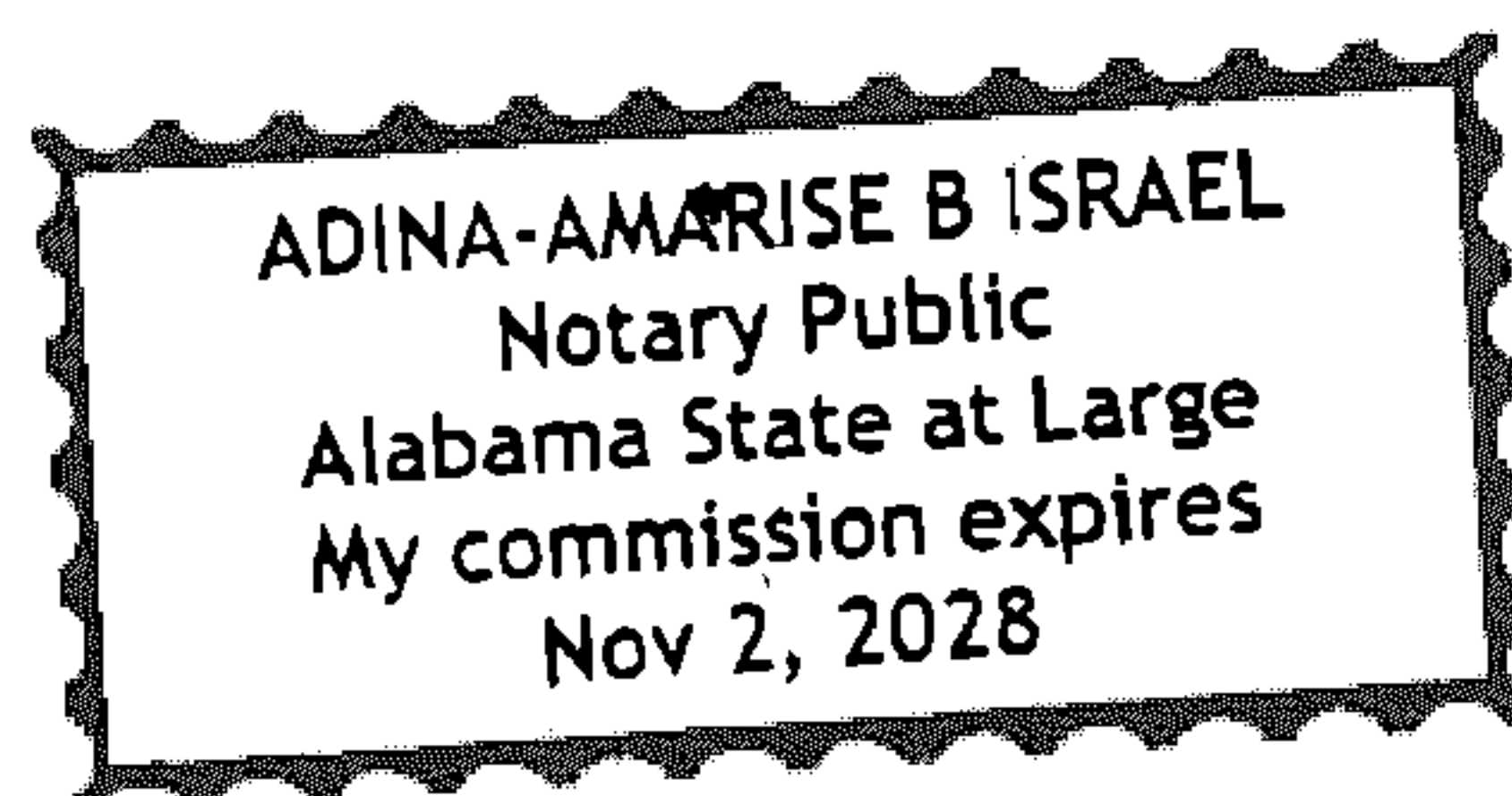
**DAVID K. MOUSER, TRUSTEE OF THE MOUSER LIVING TRUST**

Pamela Mouser

**PAMELA MOUSER, TRUSTEE OF THE MOUSER LIVING TRUST**

STATE OF Alabama  
COUNTY OF Jefferson } SS.

I, Adina Amrise B Israel, a Notary Public, hereby certify that **DAVID K. MOUSER AND PAMELA MOUSER, TRUSTEES OF THE MOUSER LIVING TRUST** 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 2<sup>nd</sup> day of December, 2024.



[Signature]  
Notary Public

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name DAVID K. MOUSER, TRUSTEE  
 Mailing Address PAMELA MOUSER, TRUSTEE  
3135 LEA LANE SE  
DECATUR, AL 35603

Grantee's Name OPENDOOR PROPERTY TRUST I,  
 Mailing Address a Delaware statutory trust  
410 N. SCOTTSDALE RD., STE 1600  
Tempe, AZ 85288

Property Address 1169 CARIBBEAN CIRCLE  
ALABASTER, AL 35007

Date of Sale 12/04/2024  
 Total Purchase Price \$ 252,600.00  
 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 12/2/2024

Print Cyndi Van Campen

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL (verified by)  
 12/04/2024 11:44:34 AM  
 \$285.00 JOANN  
 20241204000373640

Sign [Signature]  
 (Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**

*Allen S. Bayl*