

**Recordation Requested By/Return to:**

OS NATIONAL

3097 SATELLITE BLVD, STE 400, BUILDING 700

DULUTH, GA 30096

File No. 571128

**Send Tax Notices to:**

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

410 N. SCOTTSDALE RD., SUITE 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 30th day of January, 2025, for good consideration of **Two Hundred Twelve Thousand Nine Hundred and 00/100 Dollars (\$212,900.00)**, I (we) **RICHARD LEE RAYBON, JR., MARRIED, HEREIN JOINED BY SPOUSE, SUE ANN RAYBON** whose mailing address is 1749 OLD CREEK TRAIL, PINSON, AL 35216, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85288, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 259, ACCORDING TO THE SURVEY OF WATERFORD VILLAGE SECTOR 1, IN MAP BOOK 27 PAGE 100 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN: 22-7-35-2-002-016-000**

**Property Address: 2038 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.

**[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]**

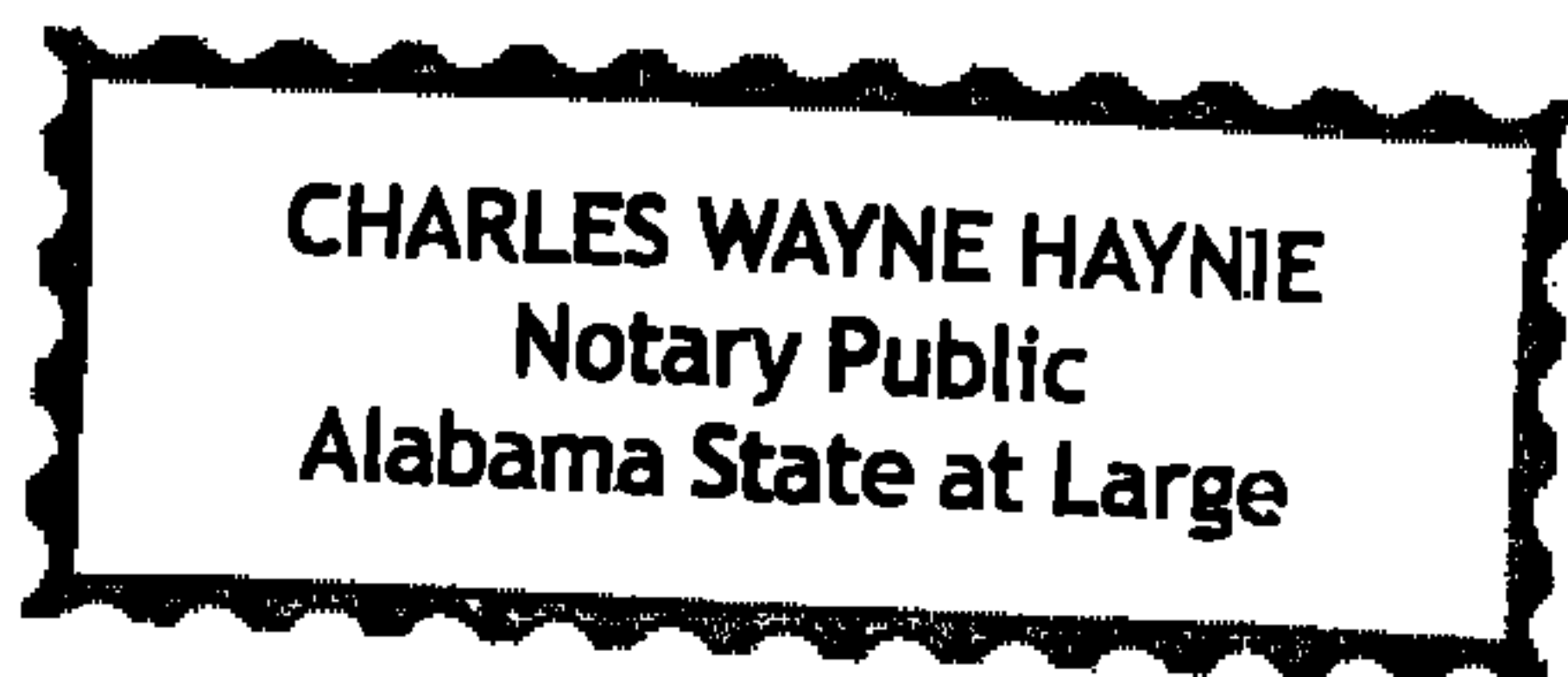
WITNESS the hands and seal of said Grantor(s) this 30 day of January, 20 25.

Richard Lee Raybon, Jr.  
RICHARD LEE RAYBON, JR.

Sue Ann Raybon  
SUE ANN RAYBON

STATE OF Alabama  
COUNTY OF Jefferson } SS.

I, Charles Wayne Haynie, a Notary Public, hereby certify that  
**RICHARD LEE RAYBON, JR. AND SUE ANN RAYBON** 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 30th day of  
January, 20 25.



Charles Wayne Haynie  
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**

Richard Lee Raybon and Sue Ann Raybon

**Mailing Address**

1749 OLD CREEK TRAIL

~~PINSON~~, AL 35216*Vestavia RLR***Grantee's Name**

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST whose

**Mailing Address**

410 N. SCOTTSDALE RD., SUITE 1600

TEMPE, AZ 85288

**Property Address**

2038 Village Lane

Calera, AL 35040

**Date of Sale** ~~09/09/2025~~ 1/31/2025**Total Purchase Price** \$ 212900.00

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

01/31/2025 02:38:36 PM

\$244.00 JOANN

20250131000031490

The purchase price or actual value claimed on *Allen S. Baylan* can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale  
☒ Sales Contract  
☐ 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 1/30/2025Print Richard Lee Raybon☒ Unattested

*Charles Wayne Haynie*  
 (verified by)

Sign

*Richard Lee Raybon*  
 (Grantor/Grantee/Owner/Agent) circle one