

**Recordation Requested By/Return to:**

OS NATIONAL

3097 SATELLITE BLVD, STE 400, BUILDING 700

DULUTH, GA 30096

File No. 580874

**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 AL Bar No. ASB-6789-D60L

o/b/o BC LAW FIRM, P.A.

PO BOX 44

MONROEVILLE, AL 36461

**WARRANTY DEED**

Executed this 18TH day of APRIL, 2025, for good consideration of **Two Hundred Eighty-Two Thousand and 00/100 Dollars (\$282,000.00)**, I (we) **MEREDITH E. FAYARD AND HUSBAND, SCOTT FAYARD**, whose mailing address is PO BOX 380332, BIRMINGHAM, AL 35238, 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 435, ACCORDING TO THE SURVEY OF FOREST LAKES, AS RECORDED IN MAP BOOK 34, PAGE 122A, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

**Prior Instrument at 20151110000390480 in Shelby County AL.**

**APN:** 095210000001.407

**Property Address:** 5882 FOREST LAKES COVE, STERRETT, AL 35147

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.

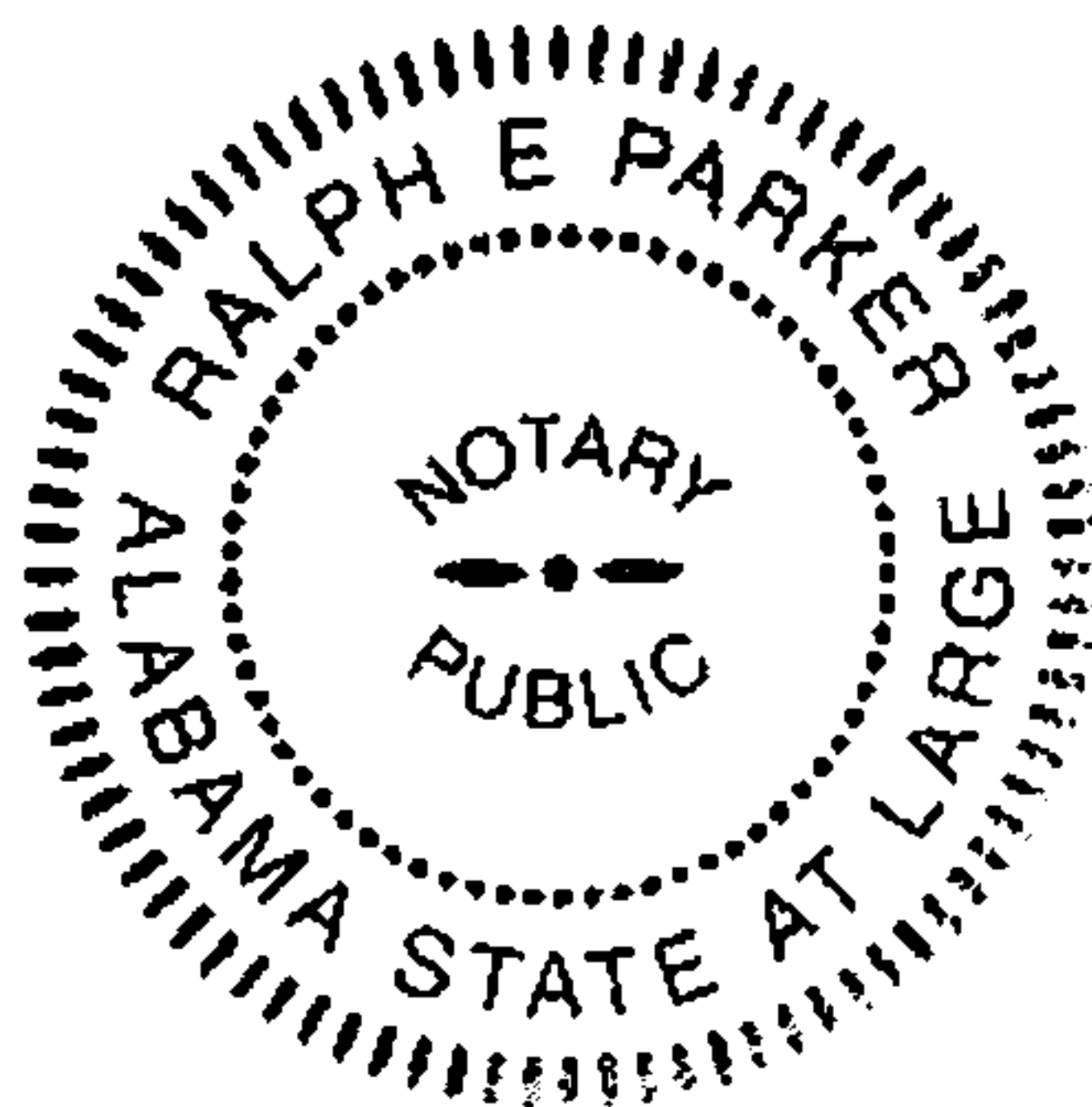
WITNESS the hands and seal of said Grantor(s) this 18<sup>th</sup> day of APRIL, 2025.

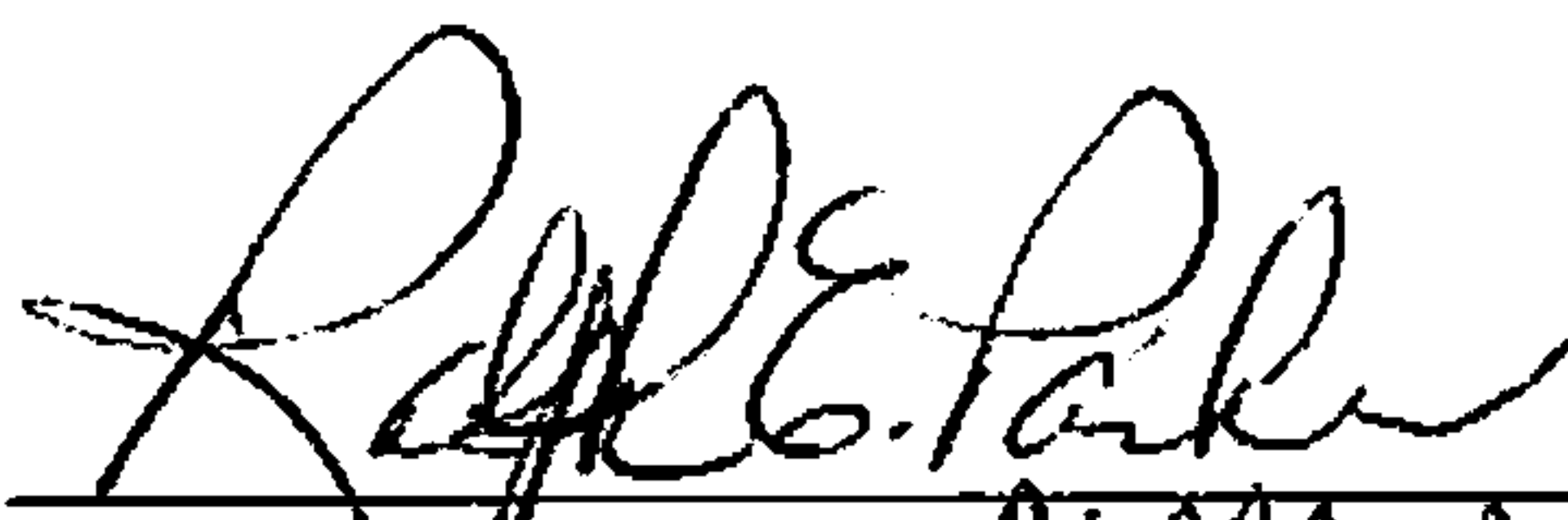
  
MEREDITH E. FAYARD

  
SCOTT FAYARD

STATE OF ALABAMA  
COUNTY OF SHELBY } SS.

I, RALPH E. PARKER, a Notary Public, hereby certify that  
**MEREDITH E. FAYARD AND SCOTT FAYARD**, 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 18<sup>th</sup> day of APRIL, 2025.



  
Notary Public, State of ALABAMA  
County of SHELBY  
My Commission expires: 01/29/2028

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Scott Fayard and Meredith E. Fayard	Grantee's Name	OPENDOOR PROPERTY TRUST I,
Mailing Address	PO Box 380332	Mailing Address	410 N Scottsdale Rd, Ste 1600,
	Birmingham , AL 35238		Tempe AZ, 85288
Property Address	5882 Forest Lakes Cove	Date of Sale	4-21-2025
	Sterrett, AL 35147	Total Purchase Price	\$ 282,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	04/21/2025	Print	Cynthia Brown
<input type="checkbox"/> Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/21/2025 12:34:45 PM  
\$310.00 BRITTANI  
20250421000117540

