

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 586259

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. ASB-6789-D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

WARRANTY DEED

Executed this 4th day of JUNE, 2025, for good consideration of **Two Hundred Twenty-Eight Thousand Eight Hundred and 00/100 Dollars (\$228,800.00)**, I (we) **EDUARDO TORRES-MARTINEZ AND LUZDARY DUQUE DE TORRES, HUSBAND AND WIFE** whose mailing address is 2001 FOREST LAKES LANE, STERRETT, AL 35147, 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 500, ACCORDING TO THE SURVEY OF FOREST LAKES AS RECORDED IN MAP BOOK 34, PAGE 122A, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 095210000001472

Property Address: 2001 FOREST LAKES LANE, 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.

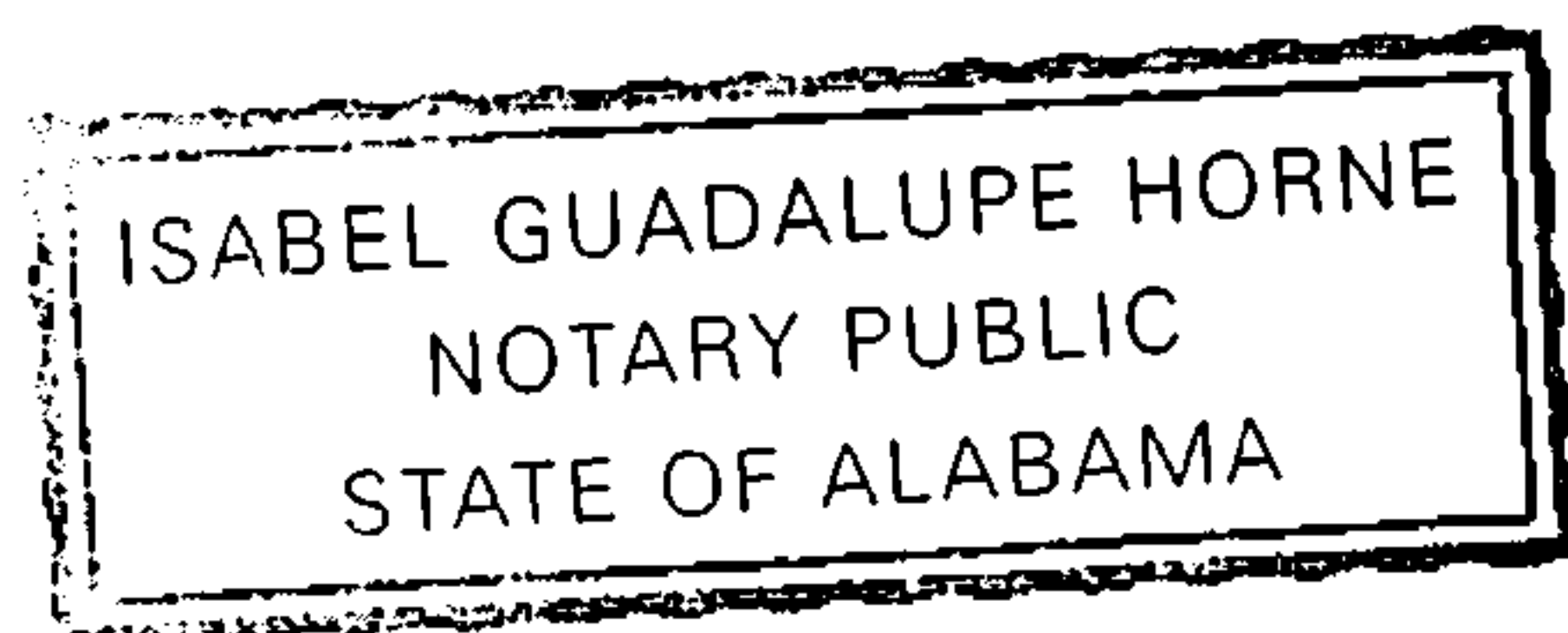
WITNESS the hands and seal of said Grantor(s) this 4th day of June, 20 25.

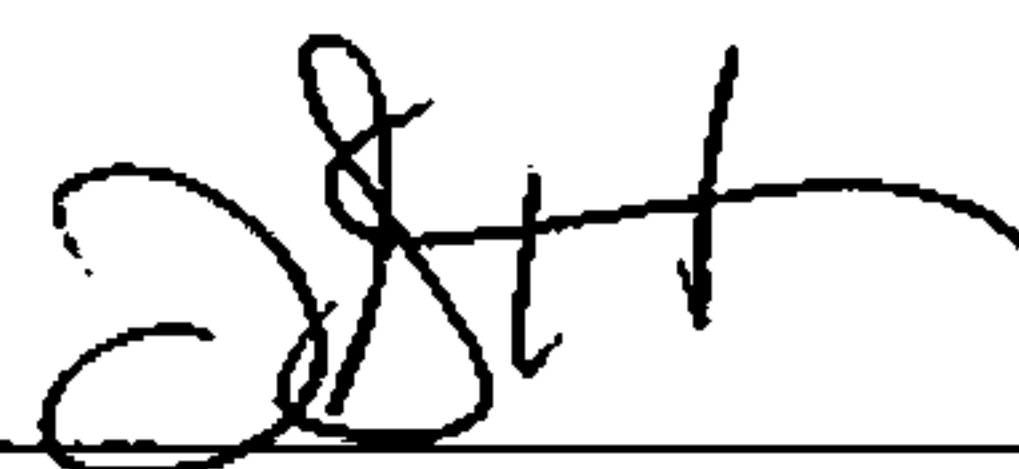

EDUARDO TORRES-MARTINEZ


LUZDARY DUQUE DE TORRES

STATE OF ALABAMA
COUNTY OF JEFFERSON SS }

I, ISABEL GUADALUPE HORNE, a Notary Public, hereby certify that **EDUARDO TORRES-MARTINEZ AND LUZDARY DUQUE DE TORRES** 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 4th day of JUNE, 20 25.




Notary Public, State of ALABAMA
County of JEFFERSON
My Commission expires: 07/02/2025

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

Grantor's Name Eduardo Torres-Martinez and Luzday Duque de Torres
Mailing Address 2001 Forrest Lakes Lane
Sterrett, AL 35147

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

Property Address 2001 Forest Lakes Lane
Sterrett, AL 35147

Date of Sale 6/5/2025

Total Purchase Price \$ 228800.00

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
 06/05/2025 12:43:03 PM
 \$257.00 BRITTANI
 20250605000173050

Alvin S. Byrd

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
☐ 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 06/04/2025

☐ Unattested

(verified by)

Print EDUARDO TORRES-MARTINEZ AND LUZDAY DUQUE

Sign *Eduardo Torres-Martinez* *Luzday Duque de Torres*

(Grantor/Grantee/Owner/Agent) circle one