

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 585390

Send Tax Notices to:

SHELLEY A. GILMER AND ERIC A. BARKER
100 OLD SPANISH TRAIL
ALABASTER, AL 35007

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

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of
\$265,109.00 in favor of Hamilton Mortgage Corporation ISAOA/ATIMA.

Executed this 6th day of June, 2025, for good consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)**, I (we) **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 410 N. SCOTTSDALE RD., SUITE 1600, TEMPE, AZ 85288, hereby bargain, deed and convey to **SHELLEY A. GILMER, UNMARRIED AND ERIC A. BARKER, MARRIED, AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP** whose mailing address is 100 OLD SPANISH TRAIL, ALABASTER, AL 35007, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 1, BLOCK 3, ACCORDING TO THE SURVEY OF MISSION HILLS, 1ST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 23-5-22-0-003-006-000

Property Address: 100 OLD SPANISH TRAIL, ALABASTER, AL 35007

This instrument was prepared without the benefit of a title examination.


TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor 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 aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, and the survivor of them, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 6th day of
June, 2025.

GRANTOR:

Opendoor Property J LLC

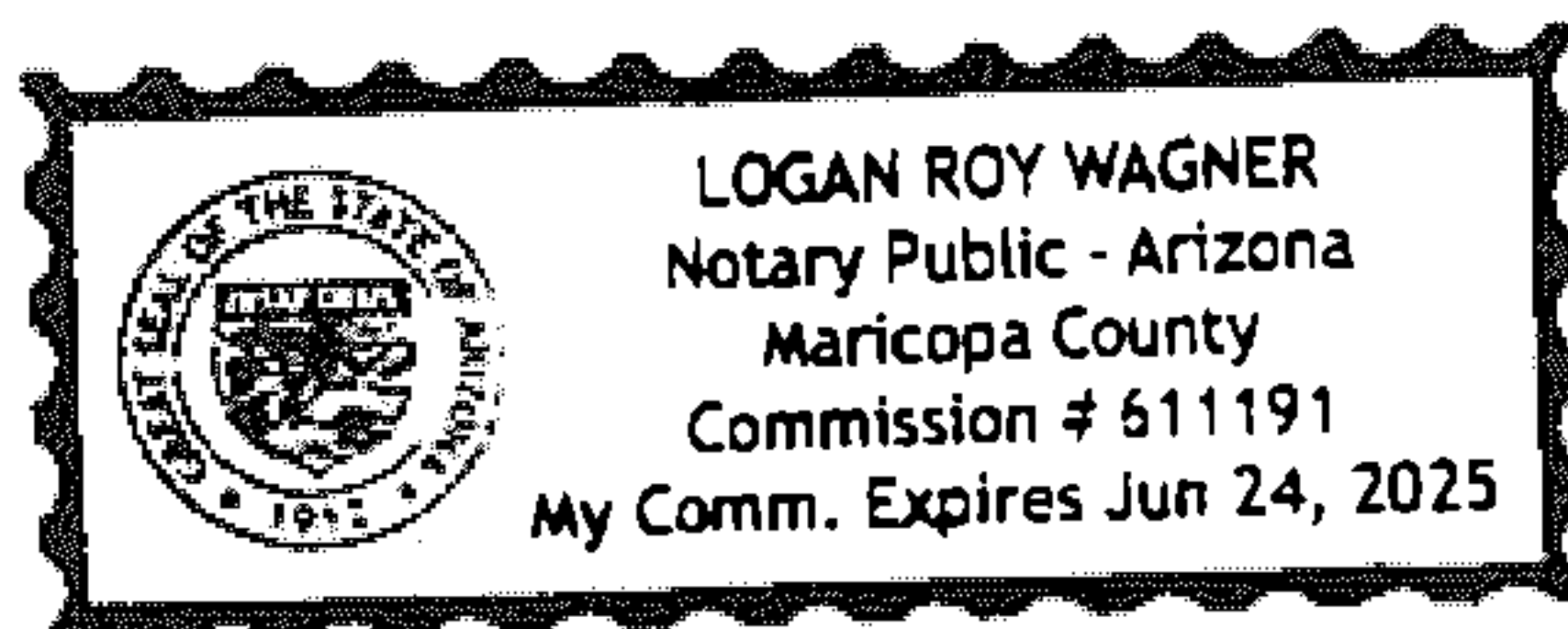
By  (SEAL)
Printed Name: Sarah Guizar
Title: Authorized Signatory

STATE OF ARIZONA
COUNTY OF MARICOPA

I, Logan Roy Wagner, the undersigned Notary Public in and for said State and County, hereby certify
that Sarah Guizar, whose name as Authorized Signatory of Opendoor
Property J LLC, is signed to the foregoing conveyance and who is known to me, acknowledged before me on
this day that being informed of the contents of said conveyance, said person, as said officer and with full
authority, executed the same voluntarily for and as the act of the limited liability company on the day the same
bears date.

Witness my hand and official seal.

[Affix Notary Seal]




SIGNATURE OF NOTARY PUBLIC
My commission expires: 06-24-2025

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

Grantor's Name OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
 Mailing Address 410 N. SCOTTSDALE RD., STE. 1600
TEMPE, AZ 85288

Grantee's Name SHELLEY A. GILMER AND ERIC A. BARKER
 Mailing Address 100 OLD SPANISH TRAIL
ALABASTER, AL 35007

Property Address 100 OLD SPANISH TRAIL
ALABASTER, AL 35007

Date of Sale 6/6/2025
 Total Purchase Price \$ 270000.00
 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
☒ 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 06/06/2025

eFo

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk

Shelby County, AL
 06/09/2025 03:31:41 PM
 \$36.00 JOANN
 20250609000176830

Print Cynthia BrownSign Cynthia Brown

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1*Allen S. Boyd*