

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 591041

Send Tax Notices to:

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
410 N. SCOTTSDALE RD, SUITE 1000
TEMPE, AZ 85288

This Instrument Prepared By:

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

WARRANTY DEED

Executed this 31 day of July, 2025, for good consideration of **Six Hundred Thirty-Two Thousand Three Hundred and 00/100 Dollars (\$632,300.00)**, I (we) **LUKE VETHE AND JENNIFER VETHE, HUSBAND AND WIFE** whose mailing address is 25575 W PERDIDO AVE, ORANGE BEACH, AL 36561, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE RD, SUITE 1000, TEMPE, AZ 85288, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 96, ACCORDING TO THE SURVEY OF AMENDED MAP OF THE COVE OF GREYSTONE, PHASE 1, AS RECORDED IN MAP BOOK 26, PAGE 39 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 03-8-27-0-011-028-000

Property Address: 1040 GREYSTONE COVE DRIVE, BIRMINGHAM, AL 35242

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 31 day of July, 20 25.

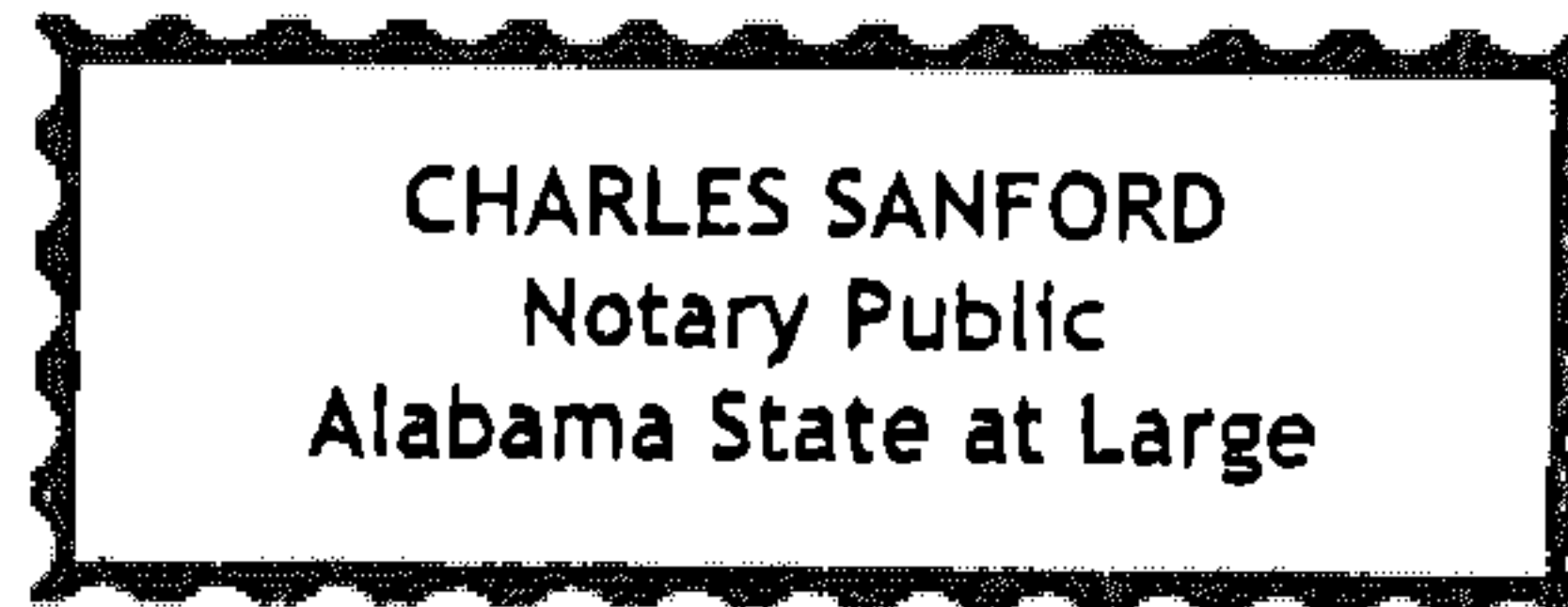
[Signature]
LUKE VETHE

[Signature]
JENNIFER VETHE

STATE OF Alabama
COUNTY OF Shelby } SS.

I, Charles Sanford, a Notary Public, hereby certify that **LUKE VETHE AND JENNIFER VETHE** 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 31 day of July, 20 25.

Charles Sanford Notary Public
Notary Public, State of Alabama
County of Shelby
My Commission expires: 04-14-2029



Real Estate Sales Validation Form

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

Grantor's Name LUKE VETHE AND JENNIFER VETHE
Mailing Address 25575 W PERDIDO AVE
ORANGE BEACH, AL 36561

Grantee's Name OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST ("
Mailing Address 410 N. SCOTTSDALE ROAD, SUITE 1000
Tempe, AZ 85288

Property Address 1040 GREYSTONE COVE DRIVE
BIRMINGHAM, AL 35242

Date of Sale 8/1/2025

Total Purchase Price \$ 632300.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2025 10:46:42 AM
\$663.50 PAYGE
20250801000234910

or
Actual Value \$

or
Assessor's Market Value \$



Allen S. Boyd

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 08/01/2025

Print Courtney Coleman

Unattested

Sign Courtney Coleman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one