

Recordation Requested By/Return to:

OS NATIONAL

3097 SATELLITE BLVD, STE 400, BUILDING 700

DULUTH, GA 30096

File No. 591078

Send Tax Notices to:

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST

410 N SCOTTSDALE ROAD, STE 1000

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 01 day of August, 2025, for good consideration of **Three Hundred One Thousand One Hundred and 00/100 Dollars (\$301,100.00)**, I (we) **JEFFREY W. BRAKE AND KIMBERLY D. BRAKE, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER, THEN TO THE SURVIVOR OF THEM, TOGETHER WITH EVERY CONTINGENT REMAINDER AND RIGHT OF REVERSION**, whose mailing address is 808 LYNN DRIVE, GOODLETTSVILLE, TN 37072, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST**, whose mailing address is 410 N SCOTTSDALE ROAD, STE 1000, TEMPE, AZ 85288, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 11, BLOCK 1, ACCORDING TO THE SURVEY OF MISSION HILLS, FIRST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 47, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

APN: 23-5-22-0-003-040-000

Property Address: 121 OLD SPANISH TRAIL, ALABASTER, AL 35007

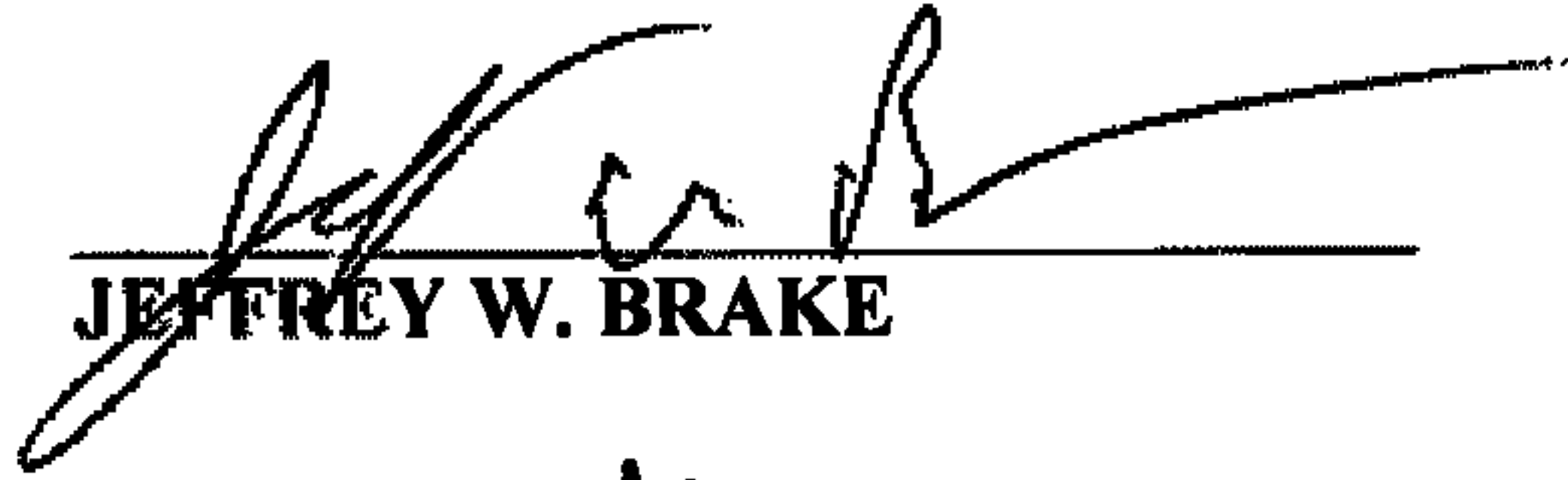
This instrument was prepared without the benefit of a title examination.

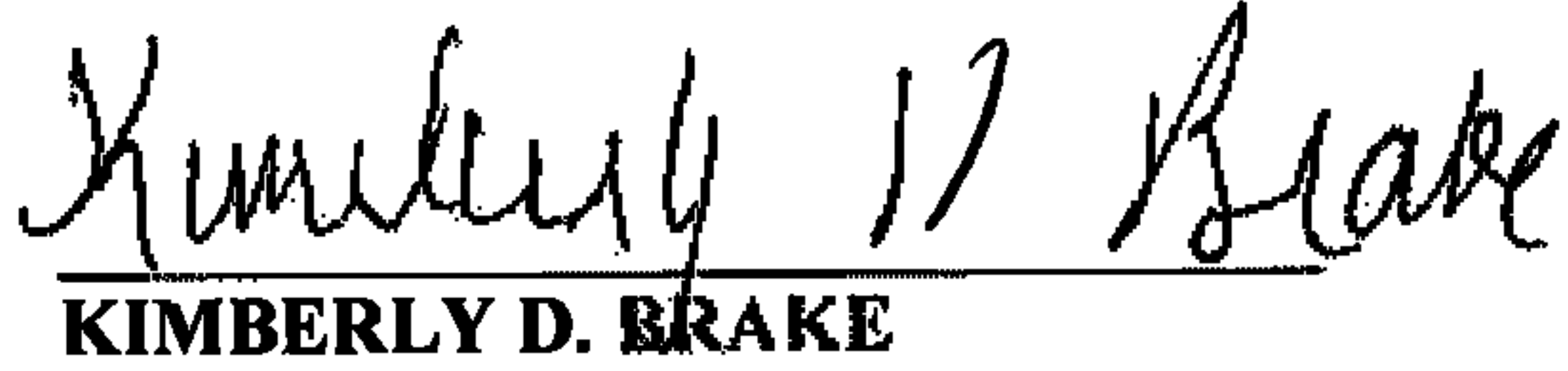
TO HAVE AND TO HOLD the same to the said grantees, as joint tenants during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, and to the heirs and assigns of the survivor forever.

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.

[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

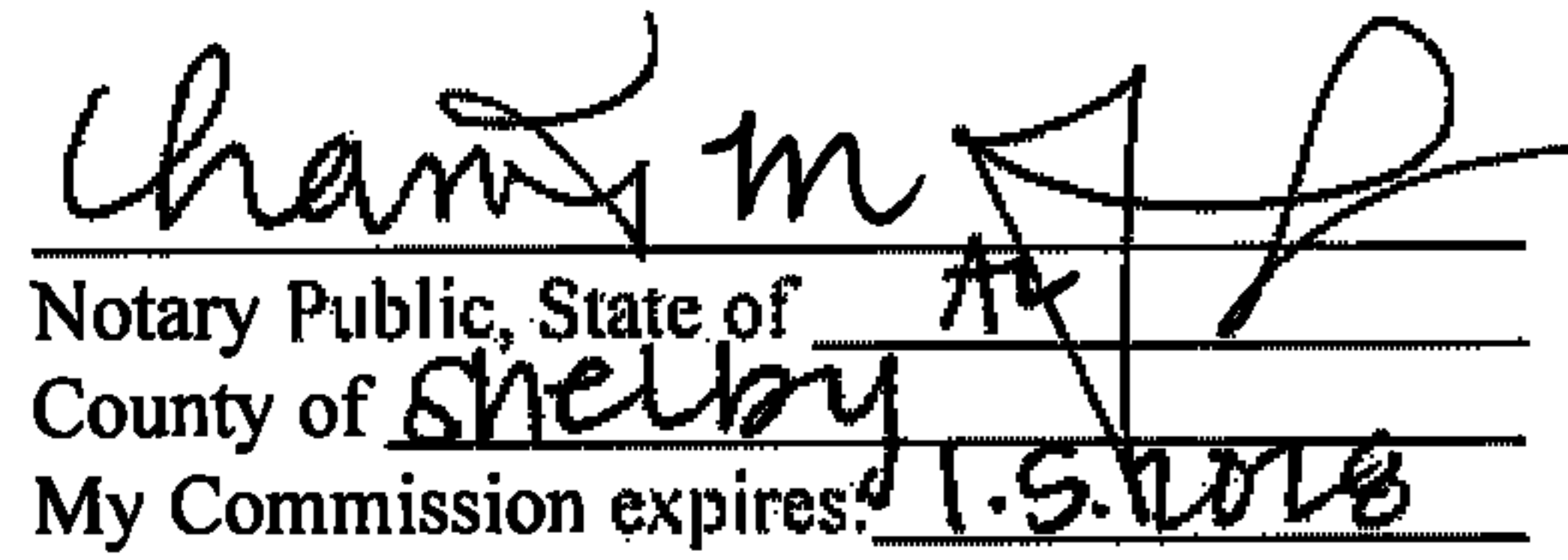
WITNESS the hands and seal of said Grantor(s) this 01 day of August, 2025.

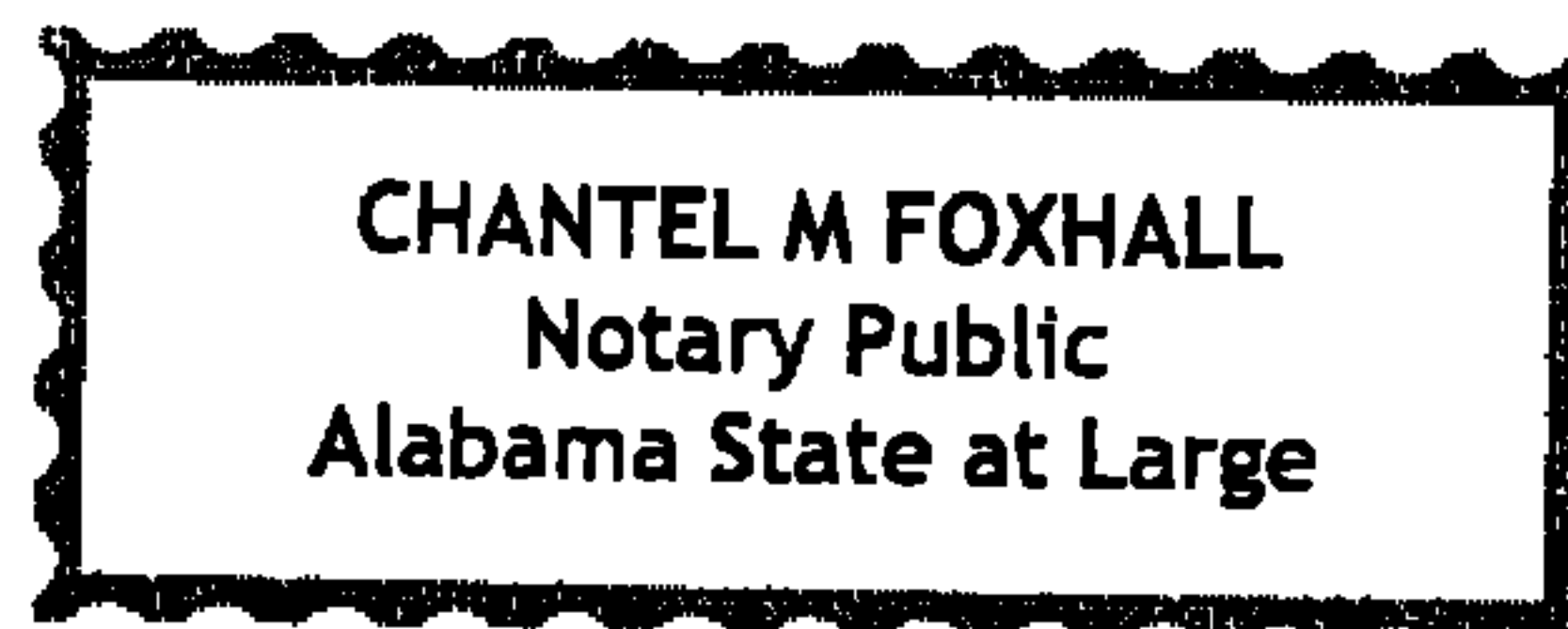

JEFFREY W. BRAKE


KIMBERLY D. BRAKE

STATE OF AL
COUNTY OF Shelby SS }

I, Chantel M Foxhall, a Notary Public, hereby certify that **JEFFREY W. BRAKE AND KIMBERLY D. BRAKE**, 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 01 day of August, 2025.


Notary Public, State of AL
County of Shelby
My Commission expires 1.5.2028





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/04/2025 10:00:40 AM
 \$332.50 JOANN
 20250804000236220

Allen S. Bayl

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name Jeffrey W. Brake, Kimberly D. Brake Grantee's Name OPENDOOR PROPERTY TRUST I, a
 Mailing Address 808 Lynn Drive Mailing Address 410 N Scottsdale Road, 1000
 Goodlettsville, TN 37072 Tempe, AZ 85288

Property Address 121 Old Spanish Trail, Alabaster,
 AL 35007 Date of Sale 08/01/2025
 Total Purchase Price \$301,100.00
 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 08/01/2025

Print OS National

☒ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one