

Recordation Requested By/Return to:
OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 589954

Send Tax Notices to:
JACOB DICKINSON
450 BENTMOOR WAY
HELENA, AL 35080

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 7th day of August, 2025, for good consideration of **Two Hundred Ninety Thousand and 00/100 Dollars (\$290,000.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N SCOTTSDALE ROAD, STE 1000, TEMPE, AZ 85288, hereby bargain, deed and convey to **JACOB DICKINSON, MARRIED** whose mailing address is 450 BENTMOOR WAY, HELENA, AL 35080, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 1165, ACCORDING TO THE MAP OF SECOND ADDITION, OLD CAHABA, PHASE III, RECORDED IN MAP BOOK 29, PAGE 33, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

APN: 13-4-20-1-010-018-000

Property Address: 450 BENTMOOR WAY, HELENA, AL 35080

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


This deed is being recorded in conjunction with a Purchase Money Mortgage in favor of Fairway Independent Mortgage Corporation ISAOA/ATIMA in the amount of \$232,000.00

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 7 day of AUGUST, 2025.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

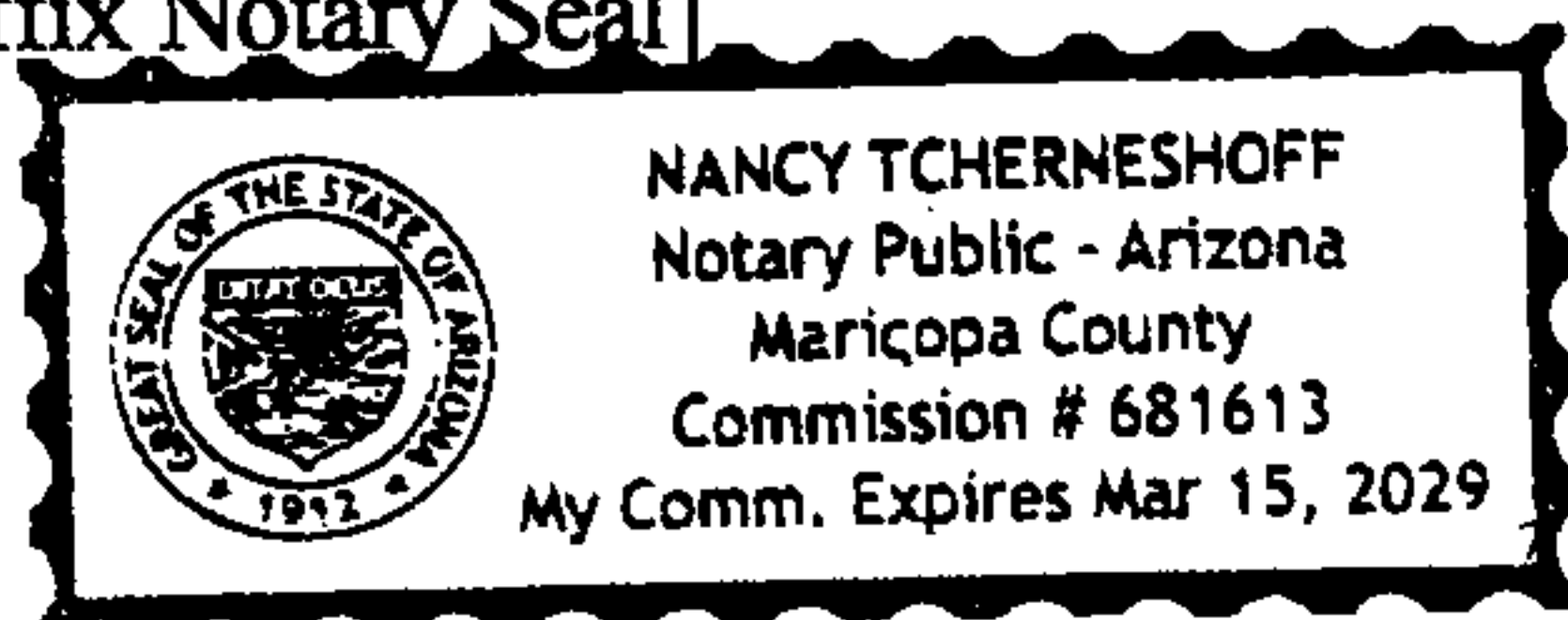
By:  (SEAL)
Printed Name: Kylie Ottney
Title: Authorized Signatory

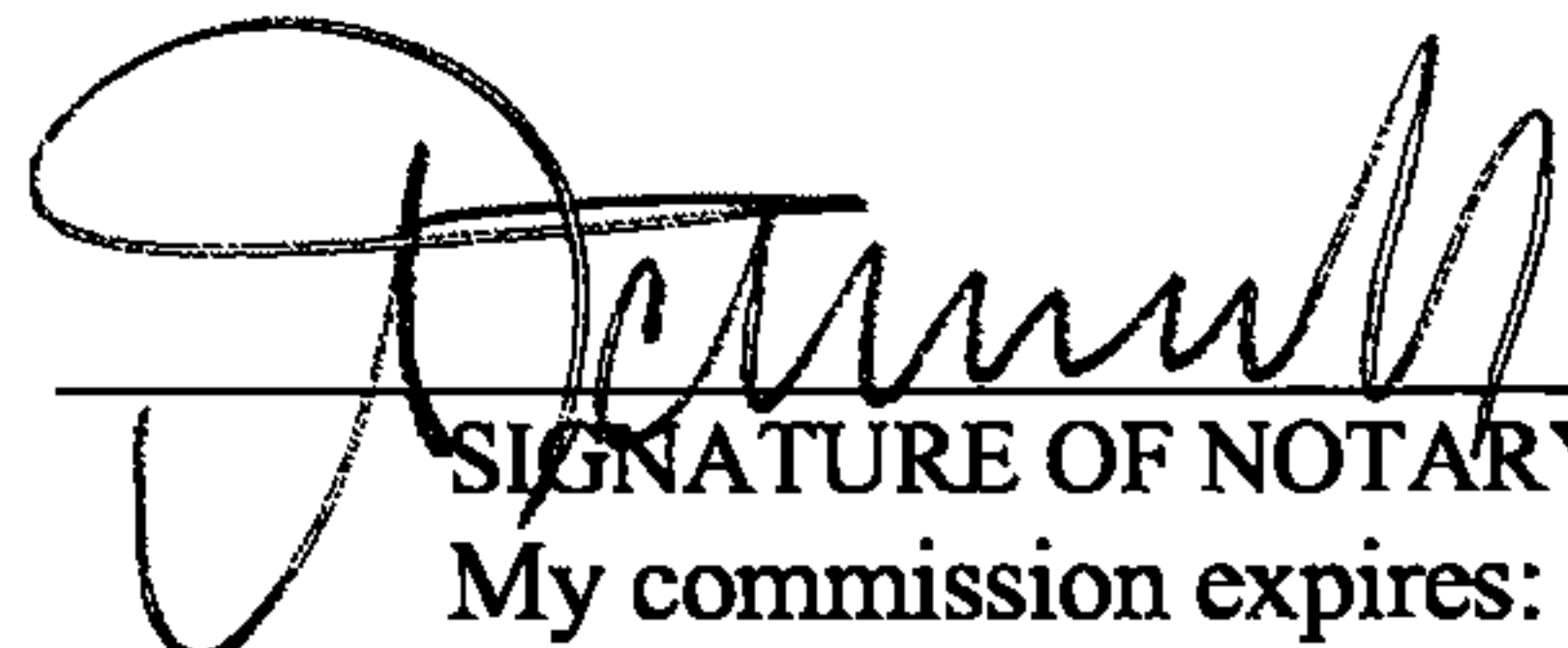
STATE OF Arizona
COUNTY OF Maricopa

I, Nancy Tcherneshoff, the undersigned Notary Public in and for said State and County, hereby certify that Kylie Ottney, whose name as Authorized Signatory of Opendoor Labs, Inc., Trust Manager of Opendoor Property Trust I, a Delaware statutory trust, 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 trust on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]




SIGNATURE OF NOTARY PUBLIC
My commission expires: 03-15-2029

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

Grantor's Name Opendoor Property Trust I, a Delaware Statutory Trust
 Mailing Address 410 N Scottsdale Rd, Ste 1000,
Tempe, AZ 85288

Grantee's Name Jacob Dickinson
 Mailing Address 450 Bentmoor Way
Helena, AL 35080

Property Address 450 Bentmoor Way
Helena, AL 35080

Date of Sale 8/7/2025
 Total Purchase Price \$ 290,000.00

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)

☐ 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 08/11/2025Print Courtney Coleman

Filed and Recorded
 Official Public Records
 Noted Judge of Probate, Shelby County Alabama, County Clerk
 Shelby County, AL (verified by)
 08/11/2025 11:15:48 AM
 \$86.00 JOANN
 20250811000243770

Sign Courtney Coleman

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

A handwritten signature in cursive script, appearing to read "Allen S. Byrd".