

**Recordation Requested By/Return to:**

OS NATIONAL  
3097 SATELLITE BLVD, STE 400, BUILDING 700  
DULUTH, GA 30096  
File No. 593965

**Send Tax Notices to:**

OPENDOOR PROPERTY TRUST I  
410 N. SCOTTSDALE ROAD, SUITE 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 5<sup>th</sup> day of September, 2025, for good consideration of **Three Hundred Seventy-Five Thousand One Hundred and 00/100 Dollars (\$375,100.00)**, I (we) **ERIC J. GAUT AND MISTY GAUT, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM IN FEE SIMPLE, AND TO THEIR SUCCESSORS AND ASSIGNS FOREVER** whose mailing address is 6272 CAHABA VALLEY ROAD, BIRMINGHAM, AL 35242, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE ROAD, SUITE 1000, TEMPE, AZ 85288, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 19, ACCORDING TO THE SURVEY OF MEADOW BROOK, 14TH SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 82, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

APN: 101120001001133

Property Address: 5391 HARVEST RIDGE LANE, BIRMINGHAM, AL 35242


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

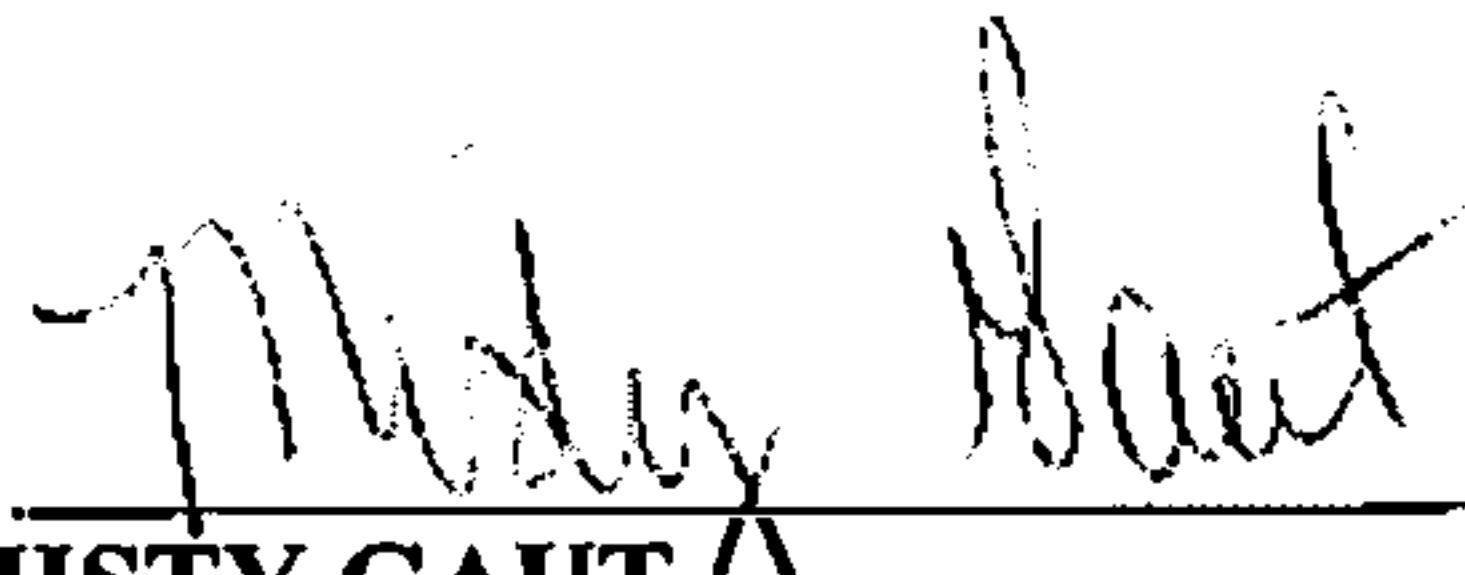
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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]**

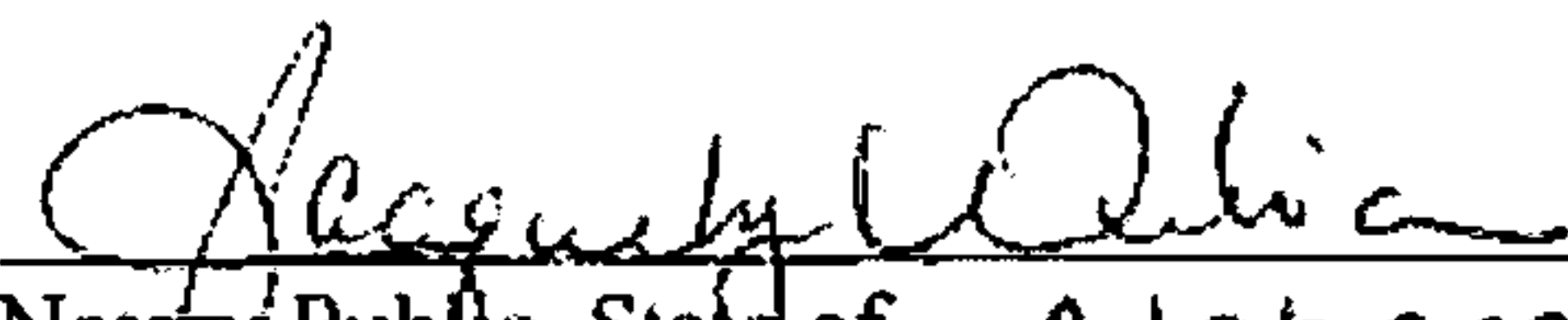
WITNESS the hands and seal of said Grantor(s) this 5<sup>th</sup> day of September, 20 25.

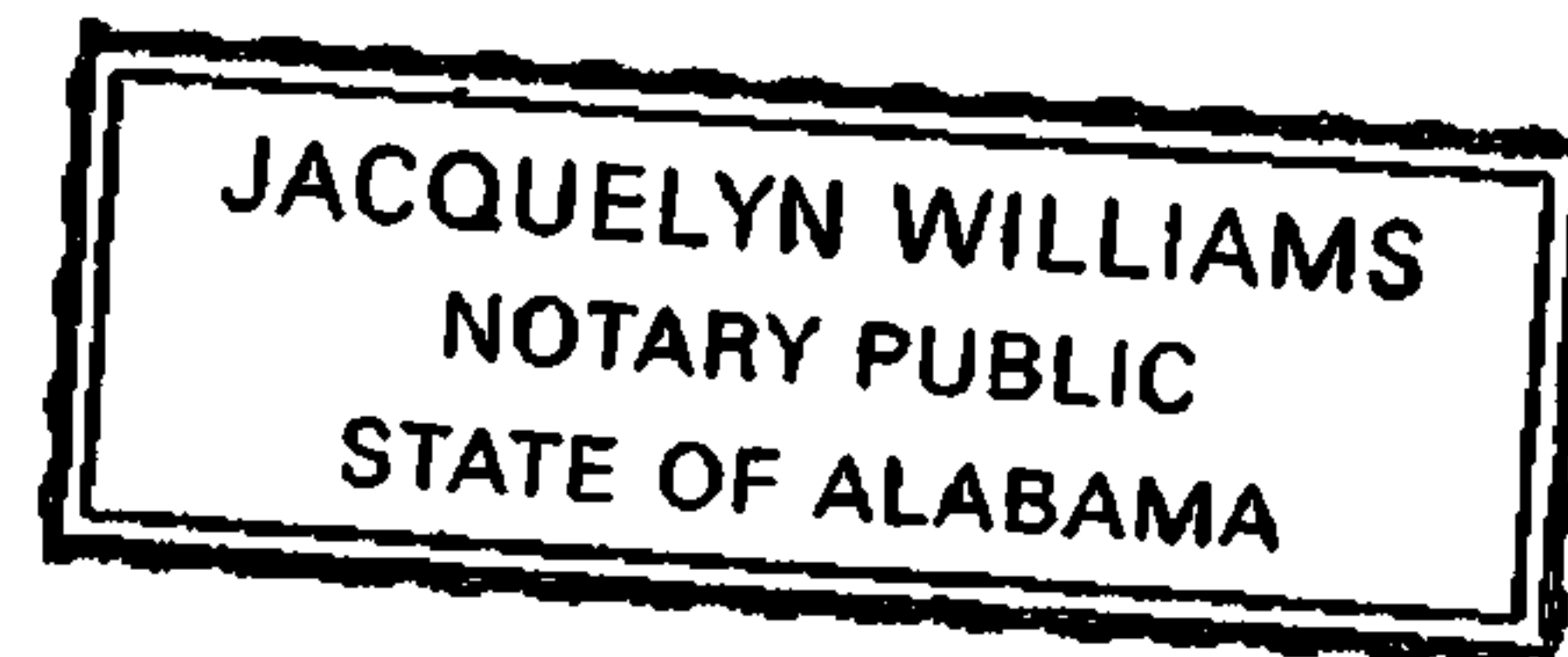
  
ERIC J. GAUT

  
MISTY GAUT

STATE OF Alabama  
COUNTY OF Shelby } SS.

I, Jacquelyn Williams, a Notary Public, hereby certify that **ERIC J. GAUT AND MISTY GAUT** 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 5<sup>th</sup> day of September, 20 25.

  
Notary Public, State of Alabama  
County of Shelby  
My Commission expires: 4/2/2028



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

Grantor's Name ERIC J. GAUT AND MISTY GAUT  
 Mailing Address 6272 Cahaba Valley Road  
BIRMINGHAM, AL 35242

Grantee's Name OPENDOOR PROPERTY TRUST I, a Delaware statutory trust  
 Mailing Address 410 N Scottsdale Road, Suite 1000  
Tempe, AZ 85288

Property Address 5391 HARVEST RIDGE LANE  
BIRMINGHAM, AL 35242

Date of Sale 9/8/2025

Total Purchase Price \$ 375100.00

Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County Clerk  
 Shelby County, AL  
 09/16/2025 08:30:51 AM  
 \$406.50 CHARITY

or  
 Actual Value \$

or  
 Market Value \$

*Alex S. Bayl*

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 09/08/2025

Print Cynthia Brown

☐ Unattested

Sign Cynthia Brown  
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)

**Form RT-1**