

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 593667

Send Tax Notices to:

EVAN WELLEMAYER AND KATHRIN WELLEMAYER
1040 GREYSTONE COVE DRIVE
BIRMINGHAM, AL 35242

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

This Warranty Deed is being recorded in conjunction with a purchase money mortgage in the amount of \$462,000.00 in favor of Evolve Bank and Trust Its Successors and or assigns/ATIMA.

Executed this 23rd day of September, 2025, for good consideration of **Seven Hundred Fifteen Thousand and 00/100 Dollars (\$715,000.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 410 N. SCOTTSDALE ROAD, SUITE 1000, TEMPE, AZ 85288, hereby bargain, deed and convey to **EVAN WELLEMAYER AND KATHRIN WELLEMAYER, MARRIED TO EACH OTHER, AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP**, whose mailing address is 1040 GREYSTONE COVE DRIVE, BIRMINGHAM, AL 35242, 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 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]

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 23rd day of September, 2025.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

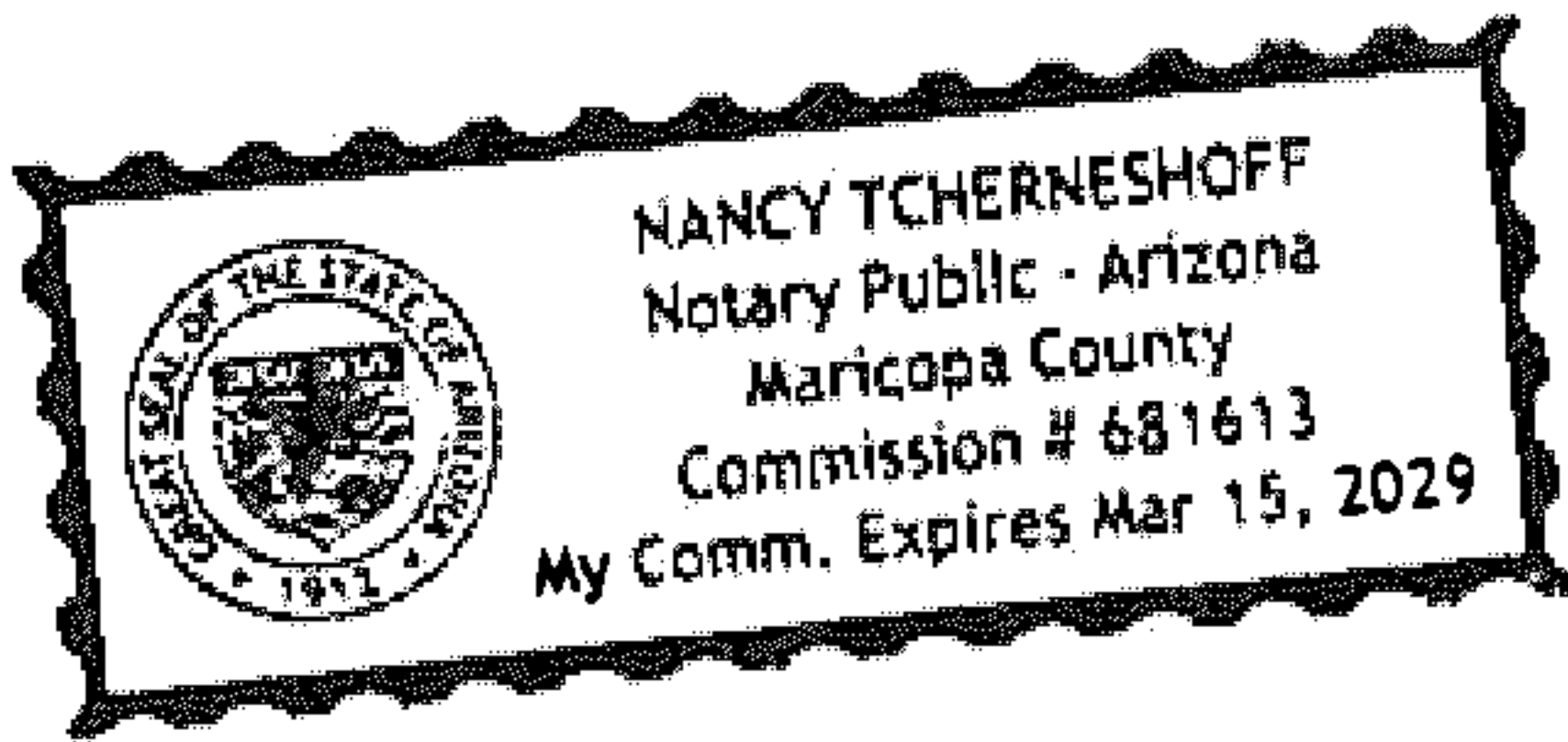
By:  (SEAL)
Printed Name: Kylie Ottney
Title: Authorized Signatory


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 ROAD, SUITE 1000
TEMPE, AZ 85288

Grantee's Name EVAN WELLEMAYER AND KATHRIN WELLEMAYER
Mailing Address 1040 GREYSTONE COVE DRIVE
BIRMINGHAM, AL 35242

Property Address 1040 GREYSTONE COVE DRIVE
BIRMINGHAM, AL 35242

Date of Sale 9/12/2025
Total Purchase Price \$ 715000.00
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 9-23-25

Print Cynthia Brown

☐ Unattested

(verified by)

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

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2025 08:02:45 AM
\$284.00 JOANN
20250925000293680

Allen S. Bayl