

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 230, BUILDING 700
DULUTH, GA 30096
File No. 595564

Send Tax Notices to:

MICHAEL DAVID HURT AND KARLA MERCEDES NUNEZ
5882 FOREST LAKES COVE
STERRETT, AL 35147

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 28th day of October, 20 25, for good consideration of **Three Hundred Thirteen Thousand Five Hundred and 00/100 Dollars (\$313,500.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST. SUITE 115, TEMPE, AZ 85281, hereby bargain, deed and convey to **MICHAEL DAVID HURT, AN UNMARRIED MAN AND KARLA MERCEDES NUNEZ CALVO AKA KARLA MERCEDES NUNEZ, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS SURVIVORSHIP** whose mailing address is 5882 FOREST LAKES COVE, STERRETT, AL 35147, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 435, ACCORDING TO THE SURVEY OF FOREST LAKES, AS RECORDED IN MAP BOOK 34, PAGE 122A, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

APN: 09-5-21-0-000-001-407

Property Address: 5882 FOREST LAKES COVE, STERRETT, AL 35147

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.

This deed is being recorded in conjunction with a Purchase Money Mortgage in favor of GMFS, LLC and/or The Secretary of Housing and Urban Development and/or Mortgage Electronic Registration System, its successors and assigns as their interest may appear in the amount of \$307,821.00

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 28th day of
October 2025.

GRANTOR:

Opendoor Property Trust I, a Delaware
statutory trust

By: Opendoor Labs Inc., as Trust Manager

By:  (SEAL)

Printed Name: Kylie Ottney

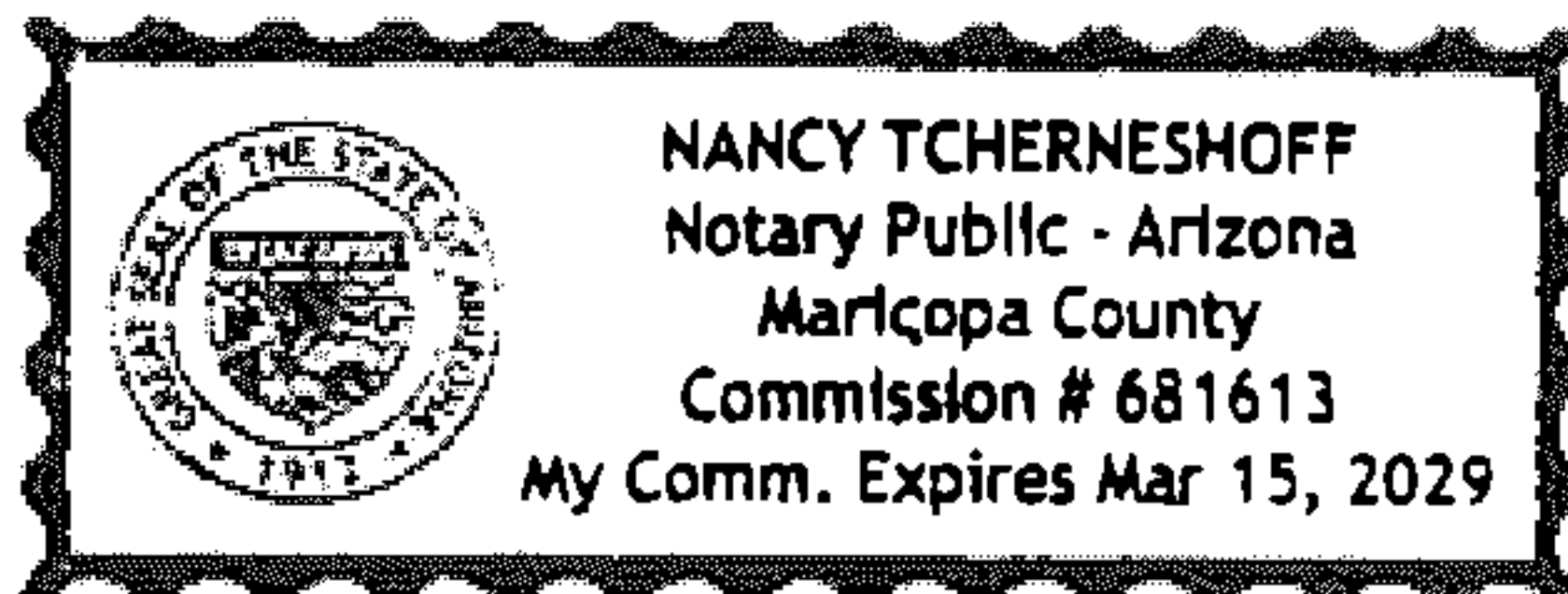
Title: Authorized Signatory

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



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/30/2025 11:49:49 AM
 \$35.00 BRITTANI
 20251030000332830

Alvin S. Beal

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 1295 W Washington St, Ste 115
Tempe, AZ 85281

Grantee's Name Michael David Hurt & Karla Mercedes Nunez
 Mailing Address 5882 Forest Lakes Cove, Sterrett, AL 35147

Property Address 5882 Forest Lakes Cove, Sterrett, AL 35147

Date of Sale ~~10/20/2025~~ 10/28/2025
 Total Purchase Price \$ 313,500.00
 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 10/29/2025

Print Courtney Coleman

☒ Unattested

Sign Courtney Coleman

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1