

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 230
DULUTH, GA 30096
File No. 595906

Send Tax Notices to:

MORGAN BRIANNA WATTS
571 GRAYSON PLACE
CHELSEA, AL 35043

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 1st day of December, 20 25, 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 **1295 W. Washington St. Suite 115 Tempe, AZ 85281**, hereby bargain, deed and convey to **MORGAN BRIANNA WATTS, UNMARRIED** whose mailing address is **571 GRAYSON PLACE, CHELSEA, AL 35043**, the following described land in **SHELBY County, State of Alabama**, free and clear with **WARRANTY COVENANTS**, to wit:

This Warranty Deed is being recorded in conjunction with a mortgage in the amount of \$292,929.00 in favor of DHI Mortgage Company LTD

LOT 7-133A, ACCORDING TO A RESURVEY OF LOT 7-133, SURVEY OF CHELSEA PARK 7TH SECTOR, THIRD ADDITION, GRAYSON PLACE NEIGHBORHOOD, WHICH SAID RESURVEY IS RECORDED IN MAP BOOK 49, PAGE 37, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

TOGETHER WITH THE NONEXCLUSIVE EASEMENT TO USE THE COMMON AREAS AS MORE PARTICULARLY DESCRIBED IN THE DECLARATION OF EASEMENTS AND MASTER PROTECTIVE COVENANTS OF CHELSEA PARK, A RESIDENTIAL SUBDIVISION, FILED FOR RECORD AS INSTRUMENT NO. 20041014000566950 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA AND THE DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR FILED RECORD AS INSTRUMENT NO. 20061229000634370, AND SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHELSEA PARK 7TH SECTOR AS RECORDED IN INSTRUMENT NO. 20151230000442850 (WHICH, TOGETHER WITH ALL AMENDMENTS THERETO, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "DECLARATION").

APN: 08 9 31 1 004 055.000

Property Address: 571 GRAYSON PLACE, CHELSEA, AL 35043

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]

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 1st day of December, 2025.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

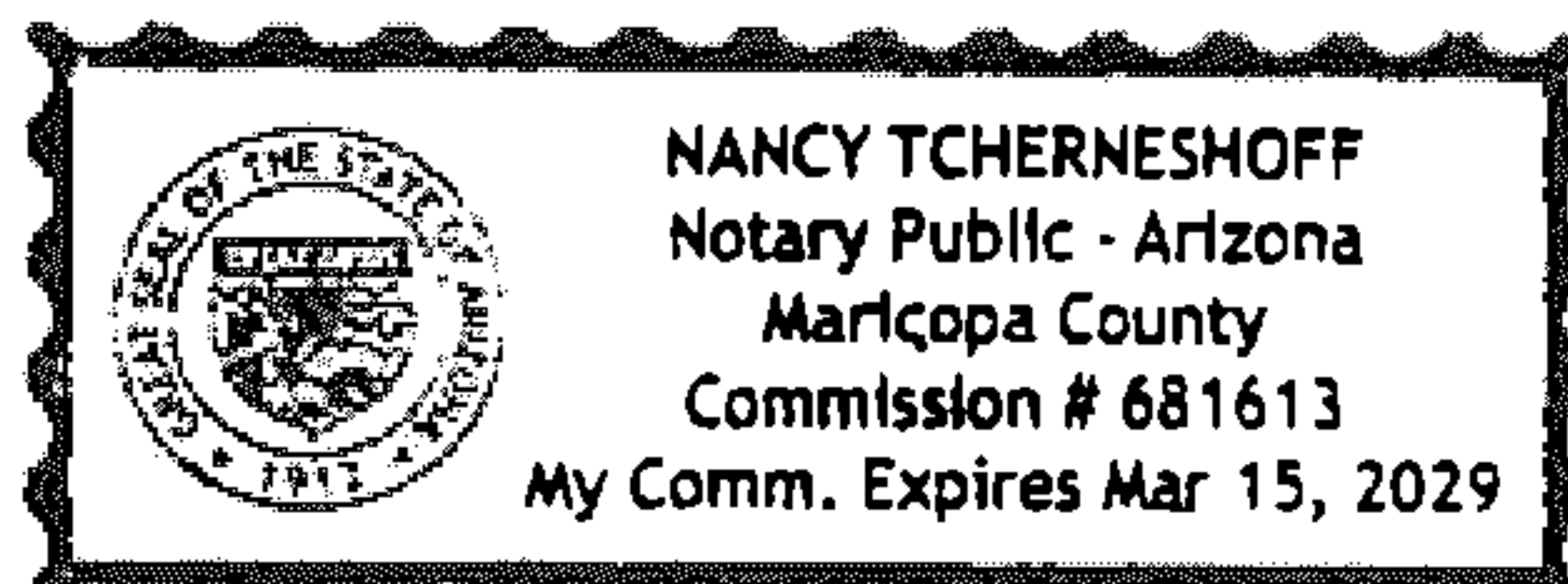
By:  (SEAL)
Printed Name: Kylie Ottney
Title: Authorized Signatory


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***

Grantor's Name OPENDOOR PROPERTY
 Mailing Address 1295 W. Washington St., Suite
 115
 Tempe, AZ 85281

Grantee's Name Morgan B Watts
 Mailing Address 700 Corporate Center Drive, Apt 238
 Raleigh, NC 27607

Property Address 571 Grayson Place, Chelsea, AL
 35043571 Grayson Place

Date of Sale 12/01/2025

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

☐ 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 12/01/2025

Filed and Recorded

Print OS National

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Sign

Shelby County, AL

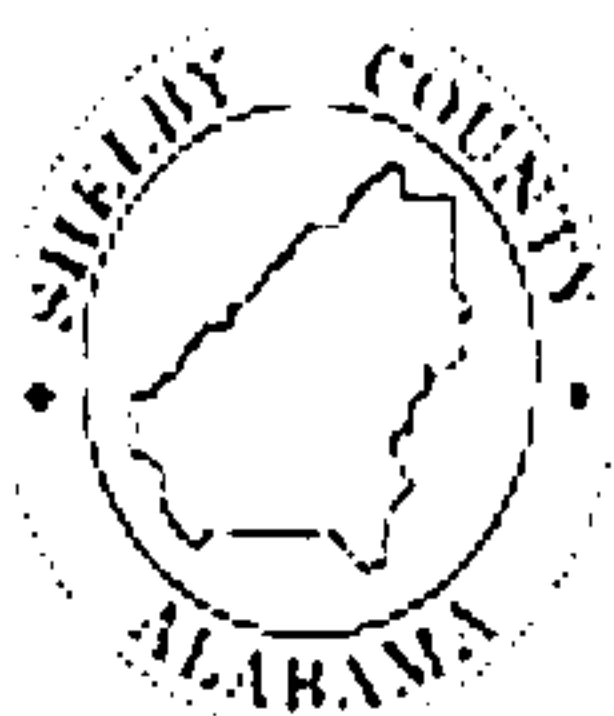
12/05/2025 08:08:23 AM

\$32.00 JOANN

20251205000372200

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Allen S. Bayl