

**Recordation Requested By/Return to:**

OS NATIONAL  
3097 SATELLITE BLVD, STE 230 BUILDING 700  
DULUTH, GA 30096  
File No. 601914

**Send Tax Notices to:**

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST  
1295 W. WASHINGTON ST., SUITE 115  
TEMPE, AZ 85281

**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 16 day of December, 2025, for good consideration of **Two Hundred Fifty-Two Thousand Eight Hundred and 00/100 Dollars (\$252,800.00)**, I (we) **KIMEISHA B. CRUM DATES F/K/A KIMEISHA B. CRUM, JOINED BY SPOUSE JONEL DATES** whose mailing address is 2049 Grey Oaks Terrace, Pelham AL 35124, hereby bargain, deed and convey to **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST., SUITE 115, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 227, ACCORDING TO THE FINAL PLAT OF CAMDEN COVE WEST SECTOR 3, PHASE 3, AS RECORDED IN MAP BOOK 39, PAGE 131 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

Prior Instrument at 20150203000035990 in Shelby County AL.

**APN:** 284171004039000

**Property Address:** 253 ADDISON DRIVE, CALERA, AL 35040

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 16 day of December, 2025.

*Kimeisha B. Crum Dates*

**KIMEISHA B. CRUM DATES F/K/A KIMEISHA B. CRUM**

*Jonel Dates*  
**JONEL DATES**

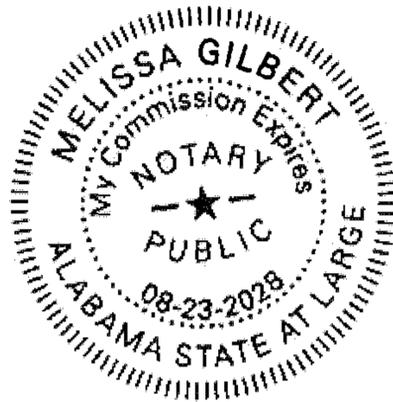
STATE OF Alabama  
COUNTY OF Shelby } SS.

I, Melissa Gilbert, a Notary Public, hereby certify that **KIMEISHA B. CRUM DATES F/K/A KIMEISHA B. CRUM and JONEL DATES** 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 16 day of December, 2025.

*Melissa Gilbert*

Notary Public, State of Alabama  
County of Shelby

My Commission expires: 8/23/28





Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/19/2025 02:59:00 PM  
\$284.00 KELSEY  
20251219000389180

*Allie S. Bevil*

**Real Estate Sales Validation Form**

***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name Kimeisha B. Crum Dates and Jonel Dates  
Mailing Address 2049 Grey Oaks Terrace  
Pelham AL 35124

Grantee's Name Opendoor Property Trust I,  
Mailing Address 1295 W Washington St., Suite 115,  
Tempe AZ 85281

Property Address 253 Addison Drive  
Calera, AL 35040

Date of Sale 12-16-25  
Total Purchase Price \$ 252,800.00  
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)

- |                                                       |                                    |
|-------------------------------------------------------|------------------------------------|
| <input type="checkbox"/> Bill of Sale                 | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract               | <input type="checkbox"/> Other     |
| <input checked="" type="checkbox"/> 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 12/16/2025

Print Cynthia Brown

Unattested  

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(verified by)

Sign Cynthia Brown  

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(Grantor/Grantee/Owner/Agent) circle one