

**Recordation Requested By/Return to:**

OS NATIONAL  
3097 SATELLITE BLVD, STE 230 BUILDING 700  
DULUTH, GA 30096  
File No. 598587

**Send Tax Notices to:**

KENDALL BAKER  
118 SOUTH HILL DRIVE  
WILSONVILLE, AL 35186

**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 30 day of DECEMBER, 2025, for good consideration of **One Hundred Eighty-Six Thousand Five Hundred and 00/100 Dollars (\$186,500.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W. WASHINGTON ST., STE 115, TEMPE, AZ 85281, hereby bargain, deed and convey to **KENDALL BAKER, SINGLE** whose mailing address is 118 SOUTH HILL DRIVE, WILSONVILLE, AL 35186, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

**LOT 20, ACCORDING TO THE SURVEY OF SOUTHHILLS SUBDIVISION, AS RECORDED IN MAP BOOK 22, PAGE 72, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**APN:** 19-3-06-2-002-020-000

**Property Address:** 118 SOUTH HILL DRIVE, WILSONVILLE, AL 35186

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.


This deed is being recorded in conjunction with a Purchase Money Mortgage in the amount of \$188,383.00 in favor of FirstBank and/or United States Dept. of Agriculture Rural Development, their successors and/or assigns as their interest may appear

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 30 day of DECEMBER, 2025.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

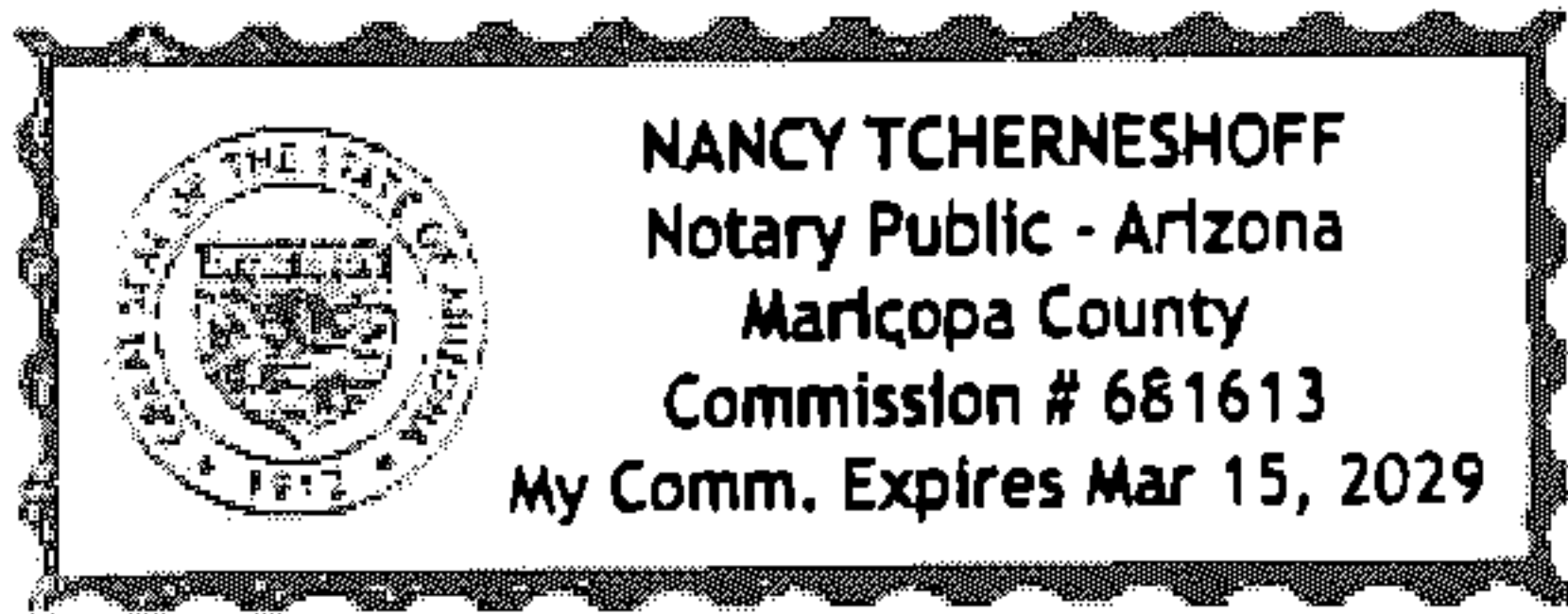
By:  (SEAL)  
Printed Name: Kylie Ottney  
Title: Authorized Signatory


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 40-22-1***

Grantor's Name OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST  
 Mailing Address 1295 W WASHINGTON ST SUITE 115  
Tempe , AZ 85281

Grantee's Name Kendall Baker  
 Mailing Address 118 Hill Drive South, Wilsonville, AL 35186

Property Address 118 Hill Drive South, Wilsonville, AL 35186

Date of Sale 12/16/2025

Total Purchase Price \$ 186,500.00

or

Actual Value \$

or

Assessor's Market Value \$



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 01/02/2026 09:20:26 AM  
 \$29.00 BRITTANI  
 20260102000000850

*Allie S. Boyd*

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 12.30.2025

Print TYAIRA DANIELS

☐ Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**