

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 605665

Send Tax Notices to:

TABITHA PONTIER
P.O. Box 1031
Alabaster, AL 35007

This Instrument Prepared By:

THOMAS H. CLAUNCH III AL Bar No. 1402H38C
o/b/o BC LAW FIRM, P.A.
9164 EASTCHASE PARKWAY SUITE 209
MONTGOMERY, AL 36117

WARRANTY DEED

Executed this 6 day of February, 2026, for good consideration of **Three Hundred Thirty-Six Thousand and 00/100 Dollars (\$336,000.00)**, I (we) **OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST** whose mailing address is 1295 W WASHINGTON ST, STE 115, TEMPE, AZ 85288, hereby bargain, deed and convey to **TABITHA PONTIER, SINGLE** whose mailing address is P.O. Box 1031 Alabaster, AL 35007 the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**, to wit:

LOT 100, ACCORDING TO THE SURVEY OF MALLARD LANDING, PHASE I AS RECORDED IN MAP BOOK 51, PAGE 64A, 64B, 64C, 64D, 64E, AND 64F, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

APN: 23-7-25-1-003-061-000

Property Address: 1043 FLYWAY VIEW LANE, ALABASTER, AL 35007

This instrument was prepared without the benefit of a title examination.

This Warranty Deed is being recorded in conjunction with a Purchase Money Mortgage in the amount of \$321,530.00 in favor of Envoy Mortgage, LTD.

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 6 day of FEBRUARY, 2026.

GRANTOR:

Opendoor Property Trust I, a Delaware statutory trust

By: Opendoor Labs Inc., as Trust Manager

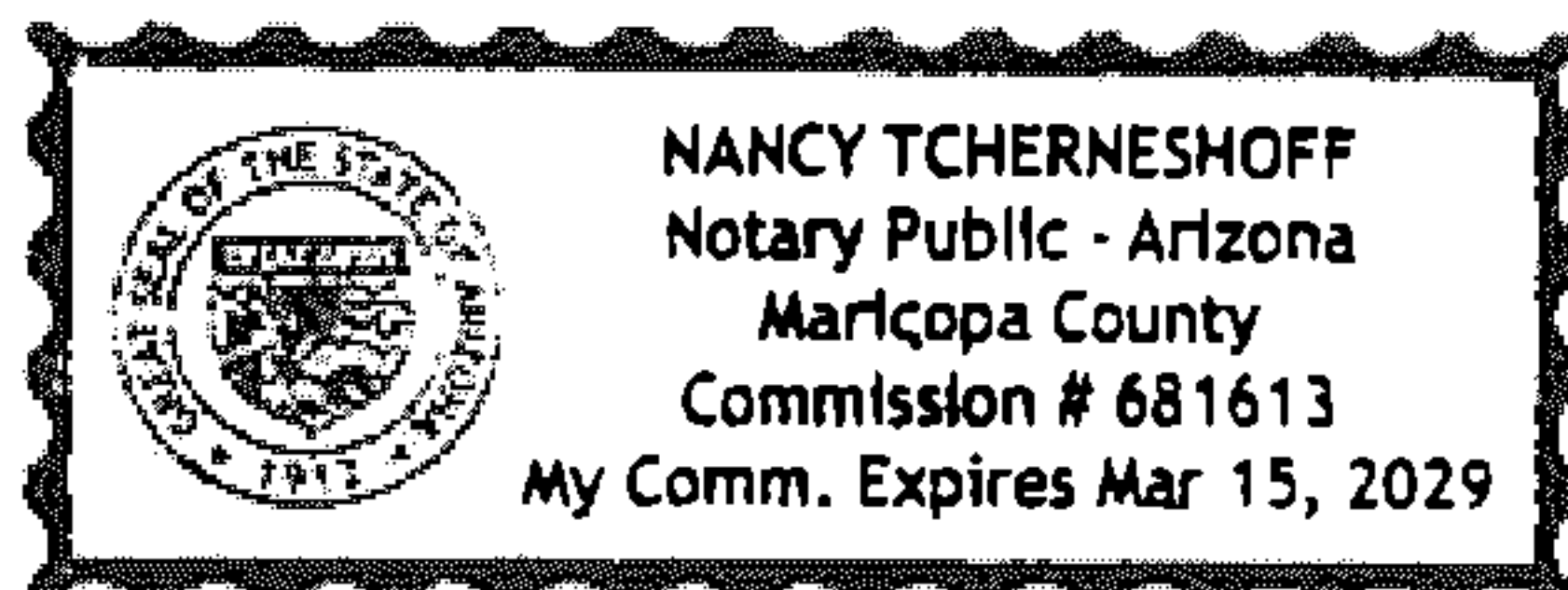
By:  (SEAL)
Printed Name: Kylie Ottney
Title: Authorized Signatory


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 85288

Grantee's Name Tabitha Pontier
 Mailing Address P.O. Box 1031, Alabaster,
 AL 35007

Property Address 1043 Flyway View Lane,
 Alabaster, AL 35007

Date of Sale February 6, 2026
 Total Purchase Price \$336,000.00
 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
 02/12/2026 09:56:47 AM
 \$45.50 KELSEY
 20260212000040730

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 February 6, 2026

Print OS National

Unattested

 (verified by)

Sign *[Signature]*

 (Grantor/Grantee/Owner/Agent) circle one