

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 607166

Send Tax Notices to:

OPENDOOR PROPERTY TRUST I, A DELAWARE STATUTORY TRUST
1295 W. WASHINGTON ST., SUITE 115
TEMPE, AZ 85288

This Instrument Prepared By:

LYNN BYRD AL Bar No. ASB 6789D60L
o/b/o BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

WARRANTY DEED

Executed this 14 day of Feb, 2026, for good consideration of **Five Hundred Eighty-Nine Thousand Five Hundred and 00/100 Dollars (\$589,500.00)**, I (we) **STEVEN EDMONDSON FKA STEVEN HENDERSON, SINGLE** whose mailing address is 604 GREEN SPRINGS AVE S, BIRMINGHAM, AL 35205, 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 85288, the following described land in SHELBY County, State of Alabama, free and clear with **WARRANTY COVENANTS**, to wit:

LOT 18, ACCORDING TO THE SURVEY OF THE RIDGE AT MEADOWBROOK, FIRST SECTOR, AS RECORDED IN MAP BOOK 14, PAGE 41 A & B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 10 1 01 0 003 018.000

Property Address: 2368 RIDGE TRAIL, BIRMINGHAM, AL 35242

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.

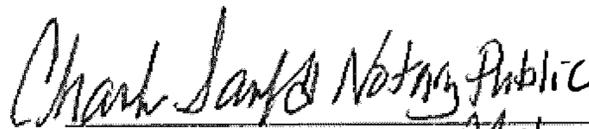
[REMINDER OF PAGE LEFT BLANK INTENTIONALLY]

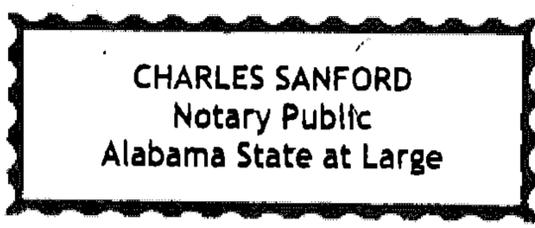
WITNESS the hands and seal of said Grantor(s) this 14 day of Feb, 20 26.


STEVEN EDMONDSON FKA STEVEN HENDERSON

STATE OF Alabama
COUNTY OF Shelby } SS.

I, Charles Sanford, a Notary Public, hereby certify that STEVEN EDMONDSON FKA STEVEN HENDERSON 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 14 day of Feb, 20 26.


Notary Public, State of Alabama
County of Shelby
My Commission expires: 04-14-2029



Real Estate Sales Validation Form

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

Grantor's Name Steven Edmondson FKA Steven Henderson
Mailing Address 604 Green Springs Ave S
Birmingham, AL 35205

Grantee's Name OPENDOOR PROPERTY TRUST I, a Delaware statutory trust
Mailing Address 1295 W. Washington St, Suite 115,
Tempe, AZ 85288

Property Address 2368 Ridge Trail,
Birmingham, AL 35242

Date of Sale 2-17-2026
Total Purchase Price \$ 589,500.00
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 2/14/2026 Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/17/2026 01:24:10 PM
\$620.50 JOANN (verified by)
20260217000044390

Print Cyndi Van Campen
Sign (Grantor/Grantee/Owner/Agent) circle one



Allen S. Beyl