

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 230 BUILDING 700
DULUTH, GA 30096
File No. 606076

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

FinCEN Reporting Notice: BC Law Firm, P.A. prepared this instrument pursuant to a limited document preparation engagement. Unless expressly agreed in writing, BC Law is not acting as the reporting person under the FinCEN Residential Real Estate Reporting Rule and disclaims any responsibility for related reporting obligations.

WARRANTY DEED

Executed this 20 day of March, 2026 for good consideration of **Two Hundred Forty-Three Thousand Four Hundred and 00/100 Dollars (\$243,400.00)**, I (we) **SHARLTON CRAWFORD AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY JEAN MARCUS, DECEASED, PROBATE CASE # PR-2025-003106**, whose mailing address is 513 SHELBY WAY, ALABASTER, AL 35007, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 23-7-26-0-013-015-000

Property Address: 316 VINCENT STREET, ALABASTER, AL 35007

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]

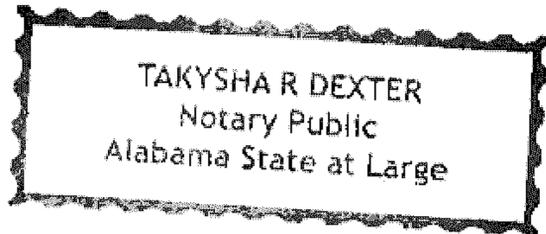
WITNESS the hands and seal of said Grantor(s) this 20th day of March, 2026.

Sharon S as personal representative of the estate of Betty Jean Marcus, Deceased, Probate Case # PR-2025-003106

SHARLTON CRAWFORD, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY JEAN MARCUS, DECEASED, PROBATE CASE # PR-2025-003106

STATE OF AL
COUNTY OF Shelby } SS.

I, Takysha Dexter, a Notary Public, hereby certify that **SHARLTON CRAWFORD AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY JEAN MARCUS, DECEASED, PROBATE CASE # PR-2025-003106** 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 20 day of March, 2026.



Takysha Dexter
Notary Public, State of AL
County of Shelby
My Commission expires: 10/24/2029

Exhibit "A"

Legal Description

LOT 15, ACCORDING TO THE SURVEY OF SOUTHFIELD GARDENS, AS RECORDED IN MAP BOOK 38, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name SHARLTON CRAWFORD AS PERSONAL REPRESENTATIVE OF THE ESTATE
Mailing Address BETTY JEAN MARCUS, DECEASED, PROBATE CASE # PR-2025-003106
513 Shelby Way
Alabaster, AL 35007

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

Property Address 316 Vincent St.
Alabaster, AL 35007

Date of Sale 3/20/2026
Total Purchase Price \$ 243,400.00
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 3/20/2026

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County (verified by)
03/23/2026 02:41:22 PM
\$277.50 JOANN
20260323000082730

Print Cynthia Brown
Sign Cynthia Brown

(Grantor/Grantee/Owner/Agent) circle one



Allen S. Bayl