

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 16th day of August, 2021.

GRANTOR:

Tiffany Britton / Tiffany Abbott
(SEAL)
Tiffany Britton, now known as Tiffany Abbott

STATE OF Alabama
COUNTY OF Shelby

I, Traci Mozee Ruffin, the undersigned Notary Public in and for said State and County, hereby certify that Tiffany Britton, now known as Tiffany Abbott, a married woman, whose name 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 executed the same voluntarily on the day the same bears date.

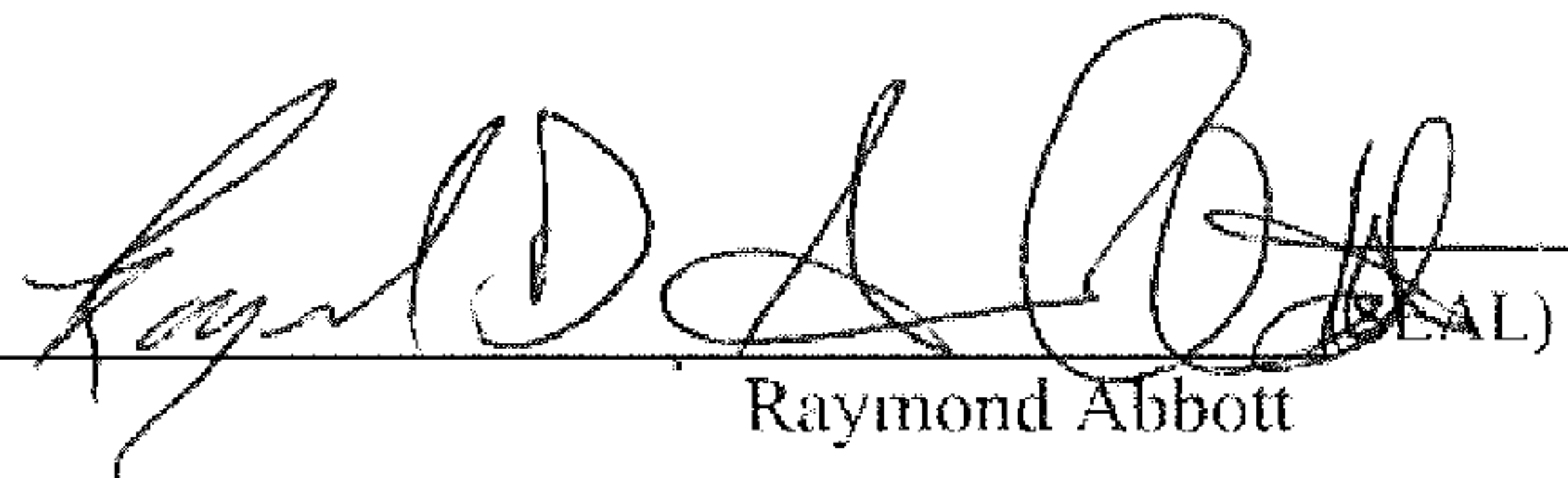
Given under my hand and official seal this 16th day of August, 2021.

[Affix Notary Seal]

Traci Mozee Ruffin
SIGNATURE OF NOTARY PUBLIC
My commission expires: May 4, 2024

TRACI MOZEE RUFFIN
NOTARY PUBLIC
State of Alabama - State at Large
My Commission Expires May 4, 2024

GRANTOR:

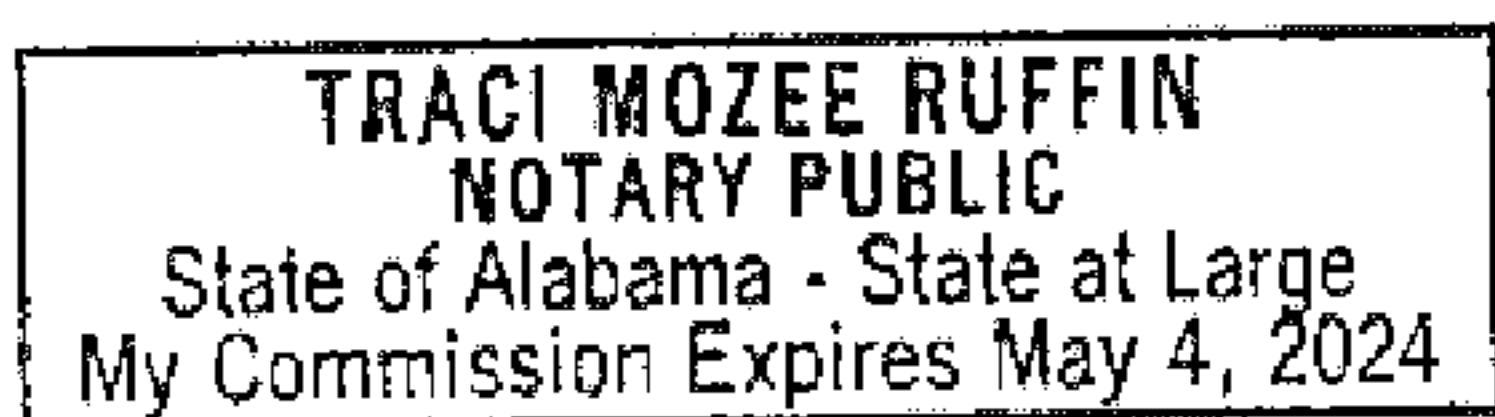

Raymond Abbott


STATE OF Alabama
COUNTY OF Shelby

I, Traci Mozee Ruffin, the undersigned Notary Public in and for said State and County, hereby certify that Raymond Abbott, a married man, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of August, 2021.

[Affix Notary Seal]




SIGNATURE OF NOTARY PUBLIC
My commission expires: May 4, 2024

This instrument was prepared by:

JOEY N. OFORI, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

MOLLY MILBURY
OS NATIONAL, LLC - DEPT. 15
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
#355079

The Grantee's address is:

OPENDOOR PROPERTY J LLC
410 N SCOTTSDALE RD., STE. 1600
TEMPE, AL 85281

EXHIBIT A

[Legal Description]

For Information purposes only - Street Address: 1143 Dearing Downs Drive, Helena, AL 35080

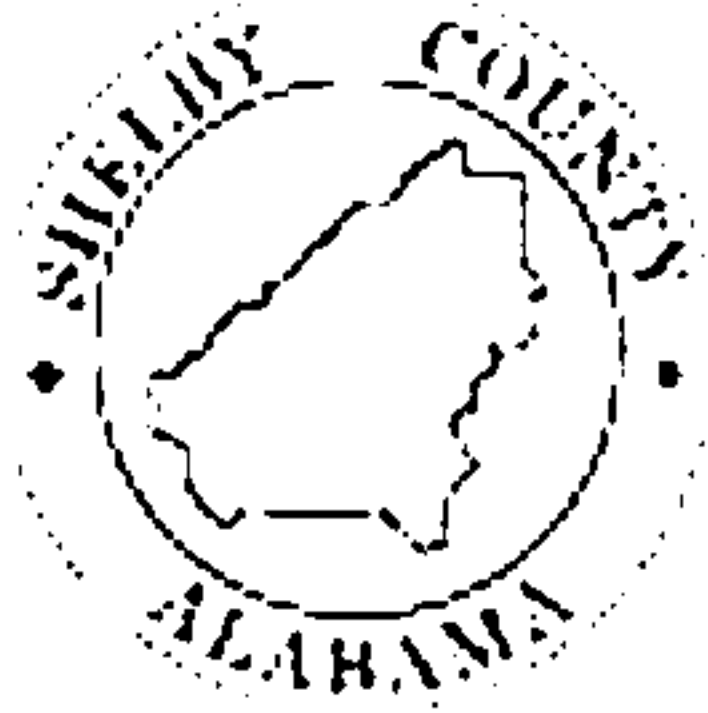
County: Shelby

File Number: 355079

Tax Parcel ID/APN: 13-6-23-2-001-003-008

LOT 6, ACCORDING TO THE SURVEY OF DEARING DOWNS, THIRD SECTOR, AS RECORDED IN MAP BOOK 8, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL 20210820000408640 08/20/2021 03:36:41 PM DEEDS 5/5
 08/20/2021 03:36:41 PM
 \$263.00 BRITTANI
 20210820000408640

Alvin S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name TIFFANY BRITTON
 Mailing Address _____
3550 Timberlake Drive
Helena, AL 35080

Grantee's Name OPENDOOR PROPERTY J LLC
 Mailing Address 410 N Scottsdale Rd., Ste. 1600
Tempe, AL 85281

Property Address 1143 Dearing Downs Drive
Helena, AL 35080

Date of Sale 8/19/2021
 Total Purchase Price \$ 228,000.00
 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 8/18/2021

Print Leah Nagvivanvi, Authorized Signor

Unattested

 (verified by)

Sign *Leah Nagvivanvi*

 (Grantor/Grantee/Owner/Agent) circle one

Print Form