STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT KEVIN D. MAUFFRAY and BRIDGET MAUFFRAY, husband and wife (together herein, "Grantors"), whose address is 1065 Savannah Lane, Calera, AL 35040, for and in consideration of ONE HUNDRED NINETY THOUSAND SEVEN HUNDRED AND 00/100 Dollars (\$190,700.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to OPENDOOR PROPERTY TRUST I, a Delaware Statutory Trust (herein, "Grantee"), whose address is 410 N. Scottsdale Rd., Suite 1600, Tempe, AZ 85281, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1065 Savannah Lane, Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20140102000001620

PROPERTY ID: 22-9-31-4-002-015-000

REAL PROPERTY TAX: \$ 0 due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

AND, except as to the above and the taxes hereafter falling due, Grantors, for Grantors and Grantors' heirs and personal representatives, hereby covenant with the said Grantee and Grantee's assigns, that Grantors are seized of an indefeasible estate in fee simple in and to said property; that Grantors have a good and lawful right to sell and convey the same in fee simple; that said property is free and clear of all liens and encumbrances; that Grantors are in the quiet and peaceable possession of said property; and that Grantors do hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's assigns, against the lawful claims of all persons, whomsoever.

This property constitutes the homestead real property of Grantors.

GRANTOR:

STATE OF Alana COUNTY OF Jefferson

I, Charles Wayne Haynie, the undersigned Notary Public in and for said State and County, hereby certify that Bridget Mauffray, 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 28 day of January

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: $\frac{10-19\cdot 2-023}{}$

This instrument was prepared by:

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

When recorded, please mail to:

OS NATIONAL, LLC - DEPT. 15 3097 SATELLITE BOULEVARD BUILDING 700, SUITE 400 DULUTH, GA 30096 REF. #394681

The Grantee's address is:

OPENDOOR PROPERTY TRUST I 410 N. SCOTTSDALE RD., SUITE 1600 TEMPE, AZ 85281

CHARLES WAYNE HAYNIE Notary Public Alabama State at Large

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this $\frac{28}{2}$ day of

GRANTOR:

Kevin D. Mauffray

STATE OF COUNTY OF _

annah A Fuaua, the undersigned Notary Public in and for said State and County, hereby certify that Kevin D. Mauffray, 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 28 day of 100000

HANNAHA. FUQUA

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC

My commission expires: 12-21-2024

EXHIBIT A

[Legal Description]

LOT 15, ACCORDING TO THE AMENDED MAP OF SAVANNAH POINTE, SECTOR IX, AS RECORDED IN MAP BOOK 37, PAGE 51 A & B, 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
02/11/2022 08:15:36 AM
\$225.00 JOANN

20220211000060660

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Real Estate Sales Validation Form

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

Grantor's Name Mailing Address	KEVIN D. MAUFFRAY BRIDGET MAUFFRAY	-		410 N. Scottsdale Rd., Suite 1600 Tempe, AZ 85281
	1065 Savannah Lane Calera, AL 35040	··		
Property Address	1065 Savannah Lane Calera, AL 35040	Actua	Date of Sale I Purchase Price or al Value or or's Market Value	\$ 190,700.00
			ence is not requir aisal	
-	document presented for reco this form is not required.	ordation con	tains all of the re	equired information referenced
		Instruction	S	
	d mailing address - provide teir current mailing address.	•		ersons conveying interest
Grantee's name and to property is being	nd mailing address - provide g conveyed.	the name o	f the person or p	ersons to whom interest
Property address -	the physical address of the	property be	ing conveyed, if	available.
Date of Sale - the	date on which interest to the	property wa	as conveyed.	
•	ce - the total amount paid for the instrument offered for re	•	se of the propert	ty, both real and personal,
conveyed by the in	e property is not being sold, to strument offered for record. Tor the assessor's current managements	This may be	e evidenced by a	y, both real and personal, being an appraisal conducted by a
excluding current of variety of variety	ded and the value must be duse valuation, of the property luing property for property ta of Alabama 1975 § 40-22-1 (as determi x purposes	ned by the local	
accurate. I further of the penjalty indicate.	understand that any false sta cated in <u>Code of Alabama 19</u>	atements cla <u>175</u> § 40-22	aimed on this for -1 (h).	ed in this document is true and may result in the imposition
Date 1/28/20		Print	ridget	Hauffour
Unattested	Charle Wagne House	Sign	5460	f May/
	(verj/fied by) P	rint Form	(Clantor/Grant	ee/Owner/Agent) circle one Form RT-1