

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT OPENDOOR PROPERTY J LLC, a Delaware Limited Liability Company (herein, "Grantor"), whose address is 410 N. Scottsdale Rd., Suite 1600, Tempe, AZ 85281, for and in consideration of TWO HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars (\$265,000.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to MITCHEL TAYLOR, SR., a single man (herein, "Grantee"), whose address is 246 High Ridge Dr., Pelham, AL 35124, all of Grantor's interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 246 High Ridge Dr., Pelham, AL 35124

SOURCE OF TITLE: Instrument Number 20210920000456930

PROPERTY ID: 13-7-25-3-005-007-000

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 heirs and 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, Grantor hereby covenants with the said Grantee and Grantee's heirs and assigns, that Grantor is seized of an indefeasible estate in fee simple in and to said property; that Grantor has 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 Grantor is in the quiet and peaceable possession of said property; and that Grantor does hereby WARRANT AND WILL FOREVER DEFEND the title to said property, and the possession thereof, unto the said Grantee and Grantee's heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not the homestead real property of Grantor.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 23rd day of March, 2022.

GRANTOR:

Opendoor Property J LLC, a Delaware limited liability company

By: Opendoor Property Holdco J LLC, its sole member

By: Opendoor Property Acquisition Fund LP, its sole member

By: Opendoor GP LLC, its general partner

By: Opendoor Labs Inc., its sole member

By: [Signature] (SEAL)

Printed Name: Kylie Ottney

Title: Authorized Signatory

STATE OF AZ
COUNTY OF Maricopa

I, Katrina Mojica, 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., sole member of Opendoor GP LLC, general partner of Opendoor Property Acquisition Fund LP, sole member of Opendoor Property Holdco J LLC, sole member of Opendoor Property J LLC, a Delaware limited liability company, 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 limited liability company on the day the same bears date.

Witness my hand and official seal.

[Affix Notary Seal]

[Signature]
SIGNATURE OF NOTARY PUBLIC
My commission expires: April 10, 2024

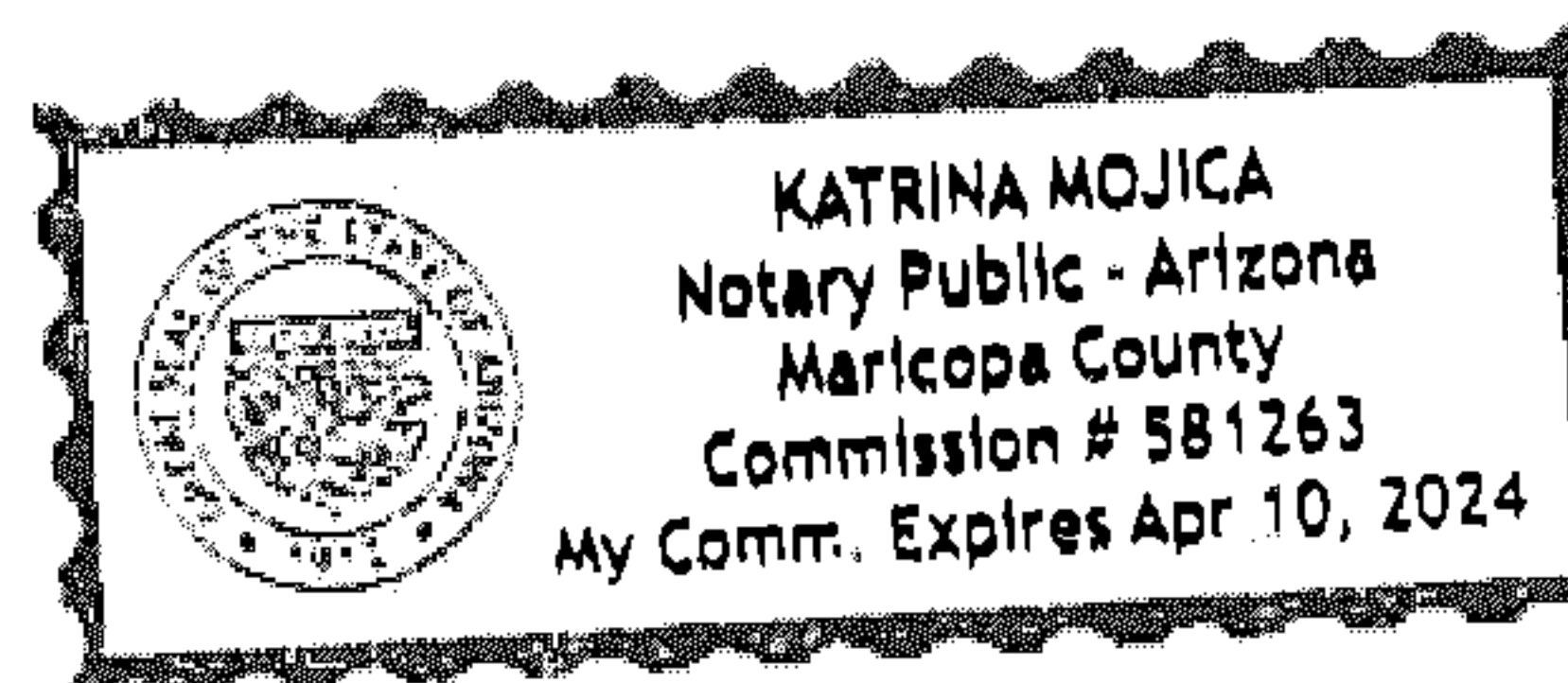


EXHIBIT A

[Legal Description]

LOT 207, ACCORDING TO THE FINAL PLAT OF HIGH RIDGE VILLAGE, PHASE 5, AS RECORDED IN MAP BOOK 29, PAGE 132, 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.

Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name OPENDOOR PROPERTY J LLC
 Mailing Address 410 N. Scottsdale Rd.
Suite 1600
Tempe, AZ 85281

Grantee's Name MITCHEL TAYLOR, SR.
 Mailing Address 246 High Ridge Dr.
Pelham, AL 35124

Property Address 246 High Ridge Dr.
Pelham, AL 35124

Date of Sale 3/23/2022

Total Purchase Price \$ ~~220,000.00~~ 265,000

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
 03/30/2022 03:13:14 PM
 \$84.00 JOANN
 20220330000129890

I the purchase price or actual value *Allen S. Boyd* his form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☒ Sales Contract

☐ Other _____

☐ 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 03/22/2022

Print Mitchel Taylor SR.

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1