

When Recorded Mail to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400
DULUTH, GA 30097

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08/15/2022 12:50:49 PM
DEEDS 1/3

Prepared By:

LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:

OPENDOOR PROPERTY C LLC
410 N SCOTTSDALE RD, SUITE 1600
TEMPE, AZ 85281

WARRANTY DEED

For good consideration of **Three Hundred Thirty-One thousand Five Hundred and 00/100 DOLLARS (\$331,500.00)**, I (we) **CLORISSA CRYSTAL FRANKLIN AND CHRISTOPHER BERNARD FRANKLIN, JR. (BEING THE SAME AS CHRISTOPHER BERNARD FRANKLIN AND CHRISTOPHER B. FRANKLIN), WIFE AND HUSBAND** whose mailing address is 231 LEONARDS COURT, MONTEVALLO, AL 35115, hereby bargain, deed and convey to **OPENDOOR PROPERTY C LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 410 N SCOTTSDALE RD, SUITE 1600, TEMPE, AZ 85281, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

LOT 128, WATERSTONE PHASE 5, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 49, PAGE(S) 5, OF THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA

APN: 28-3-06-0-013-034-000

Property Address: 231 LEONARDS COURT, MONTEVALLO, AL 35115

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.

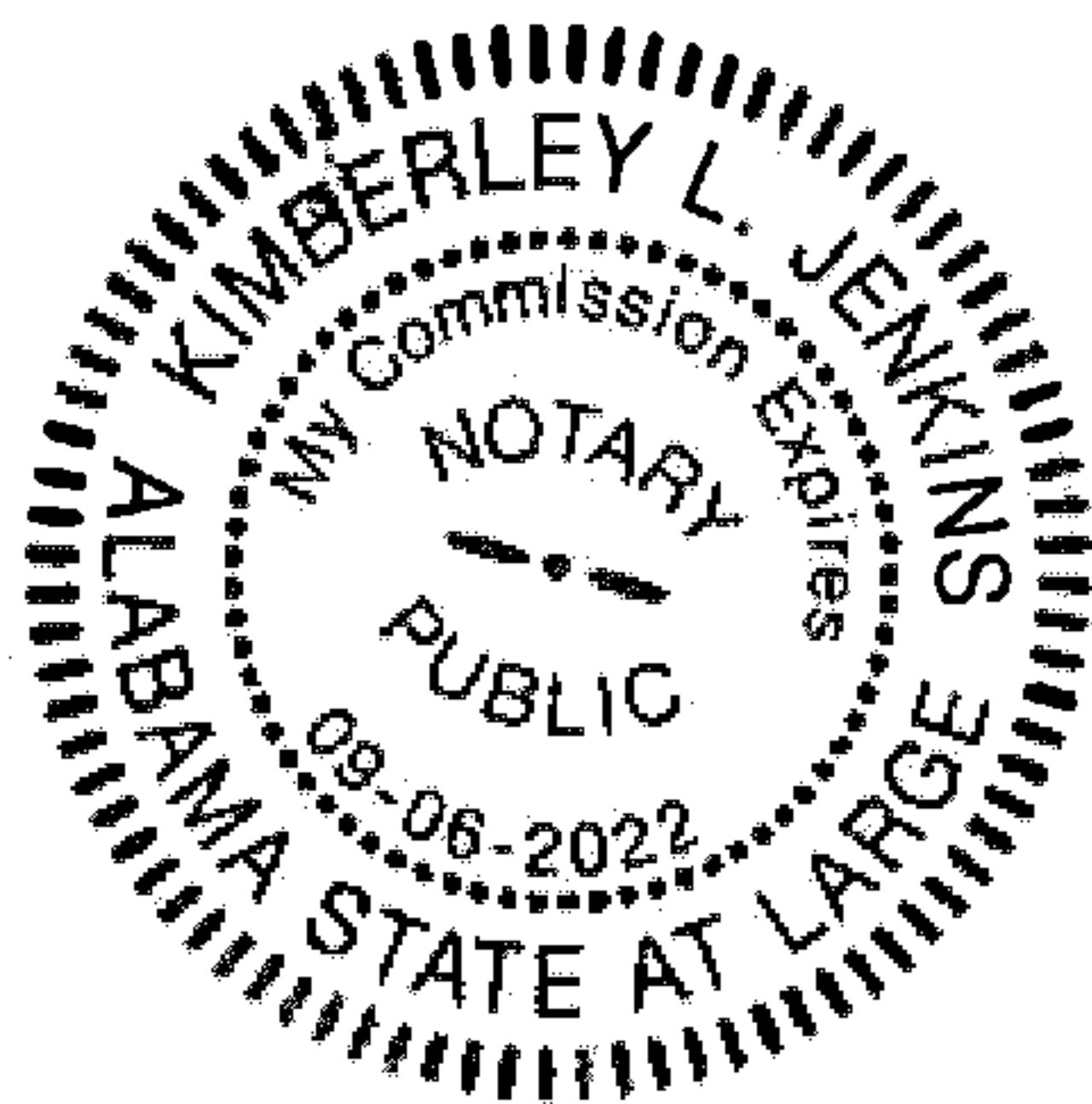
WITNESS the hands and seal of said Grantor(s) this 11th day of August, 2022.

Clorissa Crystal Franklin
CLORISSA CRYSTAL FRANKLIN AND

Christopher Bernard Franklin Jr.
CHRISTOPHER BERNARD FRANKLIN, JR.

STATE OF ALABAMA
COUNTY OF Jefferson } SS.

I, Kimberley L. Jenkins, a Notary Public, hereby certify that **CLORISSA CRYSTAL FRANKLIN AND CHRISTOPHER BERNARD FRANKLIN, JR.** 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 11 day of August, 2022



Kimberley L. Jenkins
Notary Public

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

Grantor's Name Clorissa Crystal Franklin and
 Mailing Address Christopher Bernard Franklin, Jr.

Grantee's Name Opendoor Property C LLC, a
 Mailing Address Delaware limited liability company

231 Leonards Court
 Montevallo, AL 35115

410 N. Scottsdale Rd. Ste 1600
 Tempe, AZ 85281

Property Address 231 Leonards Court, Montevallo,
 AL 35115

Date of Sale August 11, 2022

Total Purchase Price \$331,500.00sales

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

☐ 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 August 12,

Print OS National

☐ Unattested

Sign

(Grantor/Grantee/Owner/Agent) circle one

(verified hv)



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/15/2022 12:50:49 PM
 \$361.50 BRITTANI
 20220815000318750

Allen S. Bayl

Form RT-1