

Recordation Requested By/Return to:

OS NATIONAL
3097 SATELLITE BLVD, STE 400, BUILDING 700
DULUTH, GA 30096
File No. 571072

Send Tax Notices to:

OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY
410 N SCOTTSDALE RD, SUITE 1600
TEMPE, AZ 85288

This Instrument Prepared By:

THOMAS H. CLAUNCH III AL Bar No. 1402H38C
o/b/o BC LAW FIRM, P.A.
9164 EASTCHASE PARKWAY 209
MONTGOMERY, AL 36117

WARRANTY DEED

Executed this 29 day of January, 2025, for good consideration of **Two Hundred Sixty-Five Thousand Six Hundred and 00/100 Dollars (\$265,600.00)**, I (we) **EDDIE L. KIRKLAND AND MAXINE H. KIRKLAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 2861 SYDNEY DRIVE APT 6, BIRMINGHAM, AL 35211, hereby bargain, deed and convey to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED LIABILITY COMPANY** whose mailing address is 410 N SCOTTSDALE RD, SUITE 1600, TEMPE, AZ 85288, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS, to wit:

LOT 1, BLOCK 3, ACCORDING TO THE SURVEY OF MISSION HILLS, 1ST SECTOR, AS RECORDED IN MAP BOOK 6, PAGE 47, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

APN: 23-5-22-0-003-006-000

Property Address: 100 OLD SPANISH TRAIL, 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]

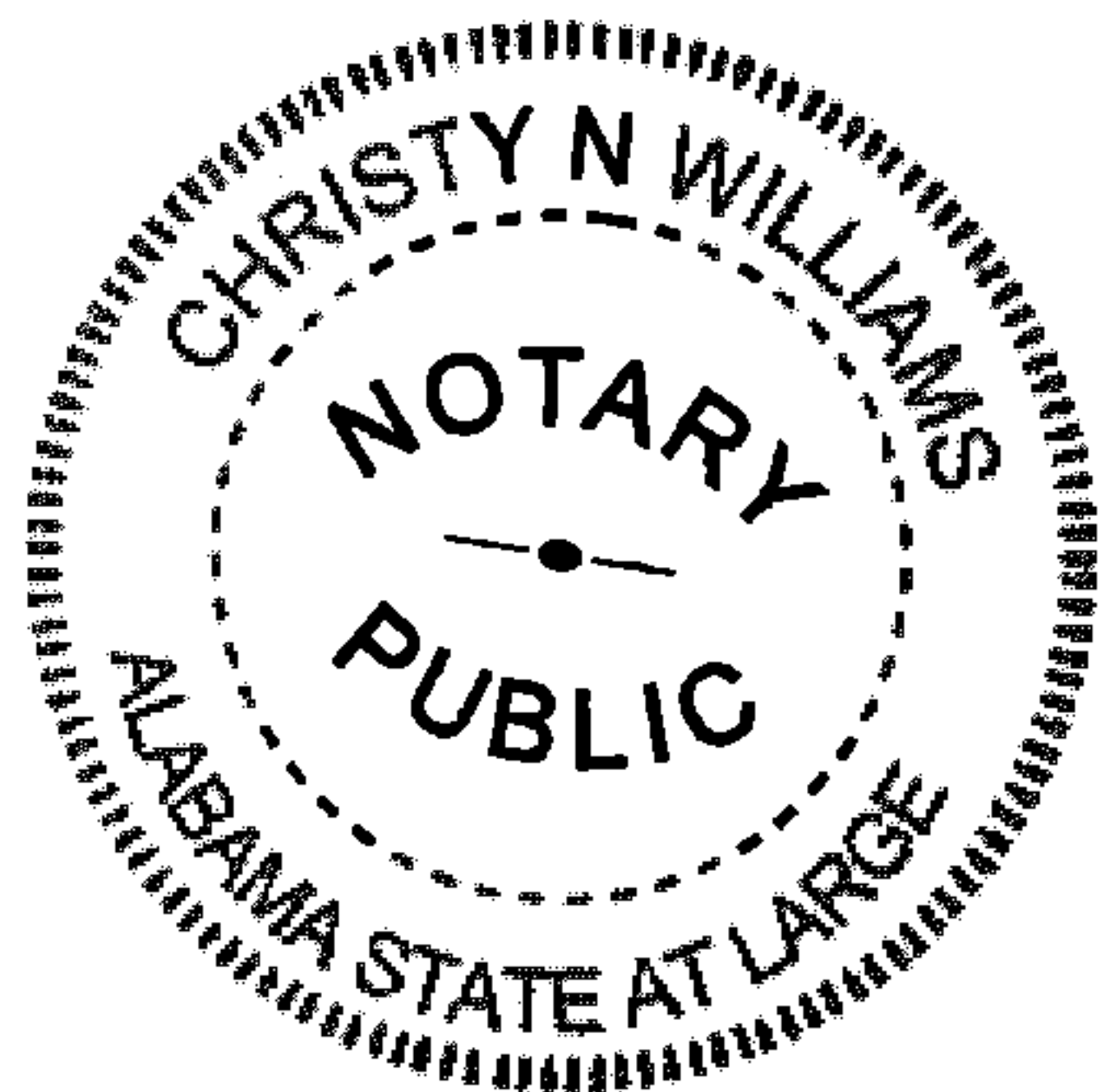
WITNESS the hands and seal of said Grantor(s) this 29 day of January, 20 25.

Eddie L. Kirkland
EDDIE L. KIRKLAND

Maxine H. Kirkland
MAXINE H. KIRKLAND

STATE OF Alabama
COUNTY OF Jefferson } SS.

I, Christy N. Williams, a Notary Public, hereby certify that **EDDIE L. KIRKLAND AND MAXINE H. KIRKLAND** 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 29 day of January, 20 25.



Ch. N. Williams
Notary Public

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

Grantor's Name Eddie L Kirkland and Maxine H
 Mailing Address 100 Old Spanish Trail
 Alabaster, AL 35007

Grantee's Name Opendoor Property J LLC, a Delaware Limited
 Mailing Address 410 N Scottsdale Rd, Ste 1600
 Tempe, AZ 85288

Property Address 100 Old Spanish Trail, Alabaster,
 AL 35007100 Old Spanish Trail

Date of Sale 1/29/2025Total Purchase Price \$265,600.00

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
 01/30/2025 12:37:44 PM
 \$297.00 PAYGE
 20250130000029370

Allen S. Byrd

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 1/29/2025Print OS National☒ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one