

Recordation Requested By/Return to:

OS NATIONAL

3097 SATELLITE BLVD, STE 400, BUILDING 700

DULUTH, GA 30096

File No. 571072

This Instrument Prepared By:

THOMAS H. CLAUNCH III AL Bar No. 1402-H38C

o/b/o BC LAW FIRM, P.A.

9164 EASTCHASE PARKWAY 209

MONTGOMERY, AL 36117

AFFIDAVIT OF SCRIVENER ERROR

State of ALABAMA
County of MONTGOMERY ^{ss.}

THOMAS H. CLAUNCH III, Attorney at Law, in MONTGOMERY County, Alabama,
being duly sworn, deposes and states as follows:

That on or about January 29, 2025 a Warranty Deed was reviewed and approved by me, **THOMAS H. CLAUNCH III**, per the instruction provided by OS NATIONAL intending to convey the premises described below from **EDDIE L. KIRKLAND AND MAXINE H. KIRKLAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, as Grantor, to **OPENDOOR PROPERTY J LLC, A DELAWARE LIMITED COMPANY**, as Grantee; that the said deed was executed **01/29/2025** and recorded 01/30/2025 at Instrument Number **20250130000029370** of SHELBY County Records, State of Alabama; and that the said deed contains a missing marital status for the Grantor(s).

The missing marital status for the Grantor(s) Vesting: EDDIE L. KIRKLAND AND MAXINE H. KIRKLAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

The correct vesting with marital status for the Grantor(s) should be EDDIE L. KIRKLAND AND MAXINE H. KIRKLAND, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

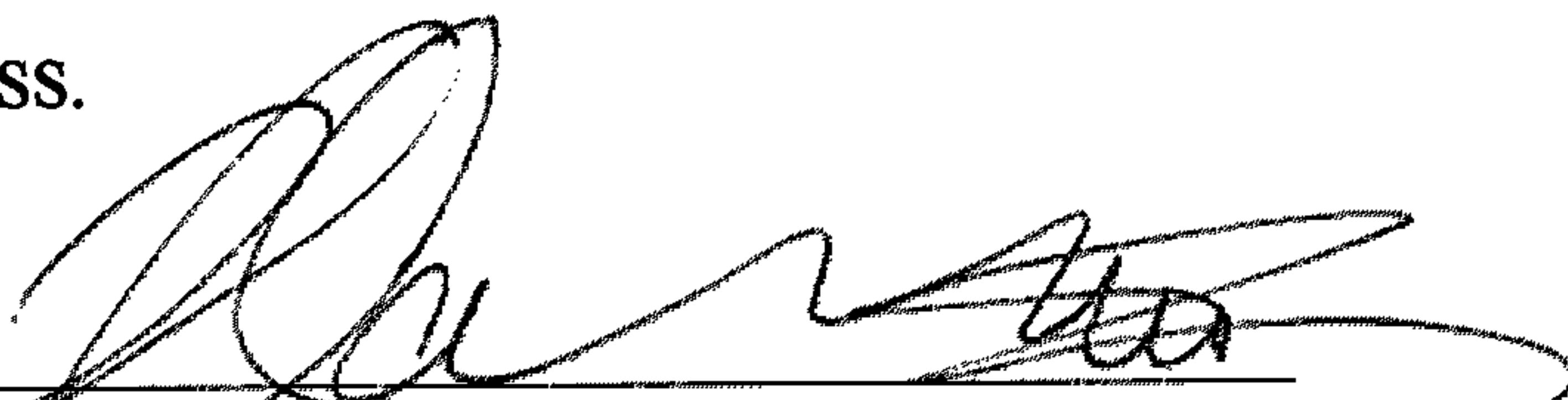
FURTHER, Affiant says not.

Dated this 9th day of July, 2025.

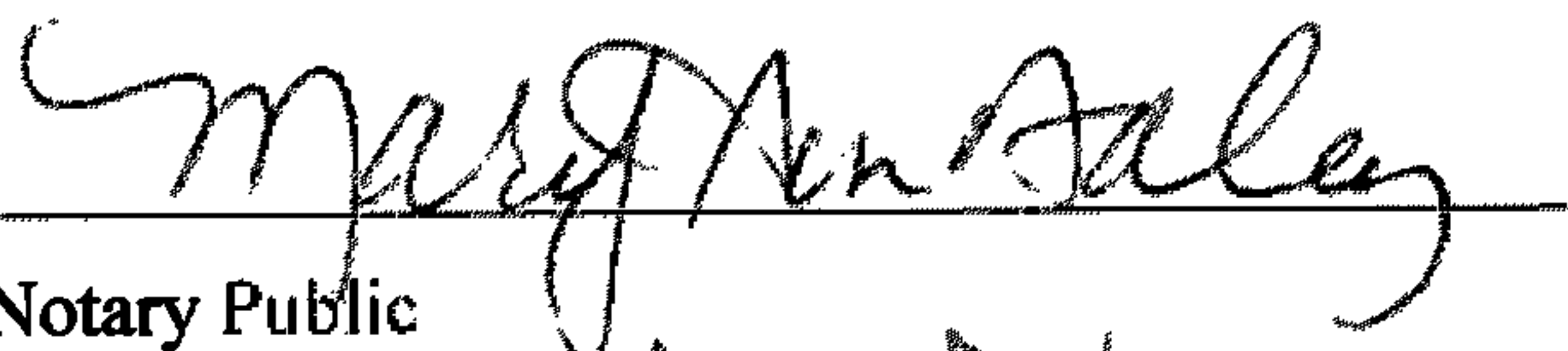
STATE OF ALABAMA

COUNTY OF MONTGOMERY

) SS.

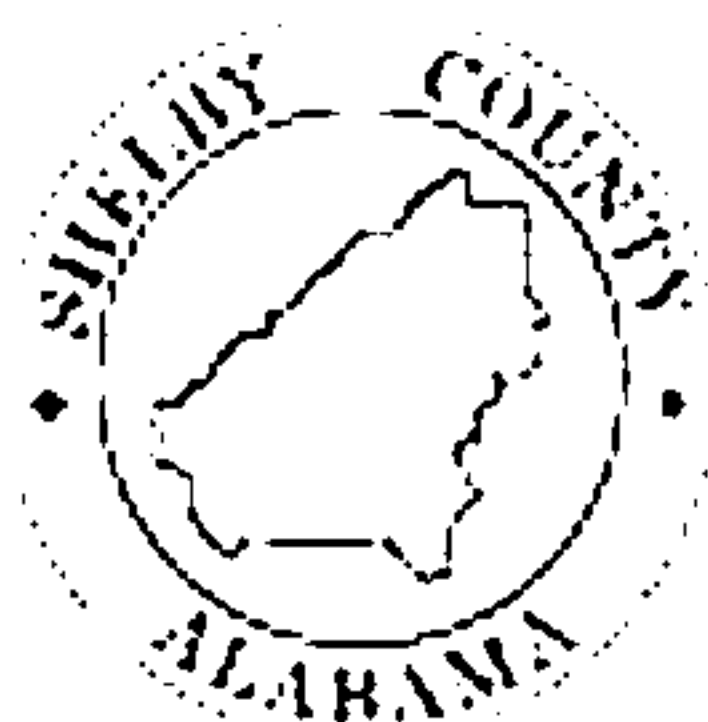
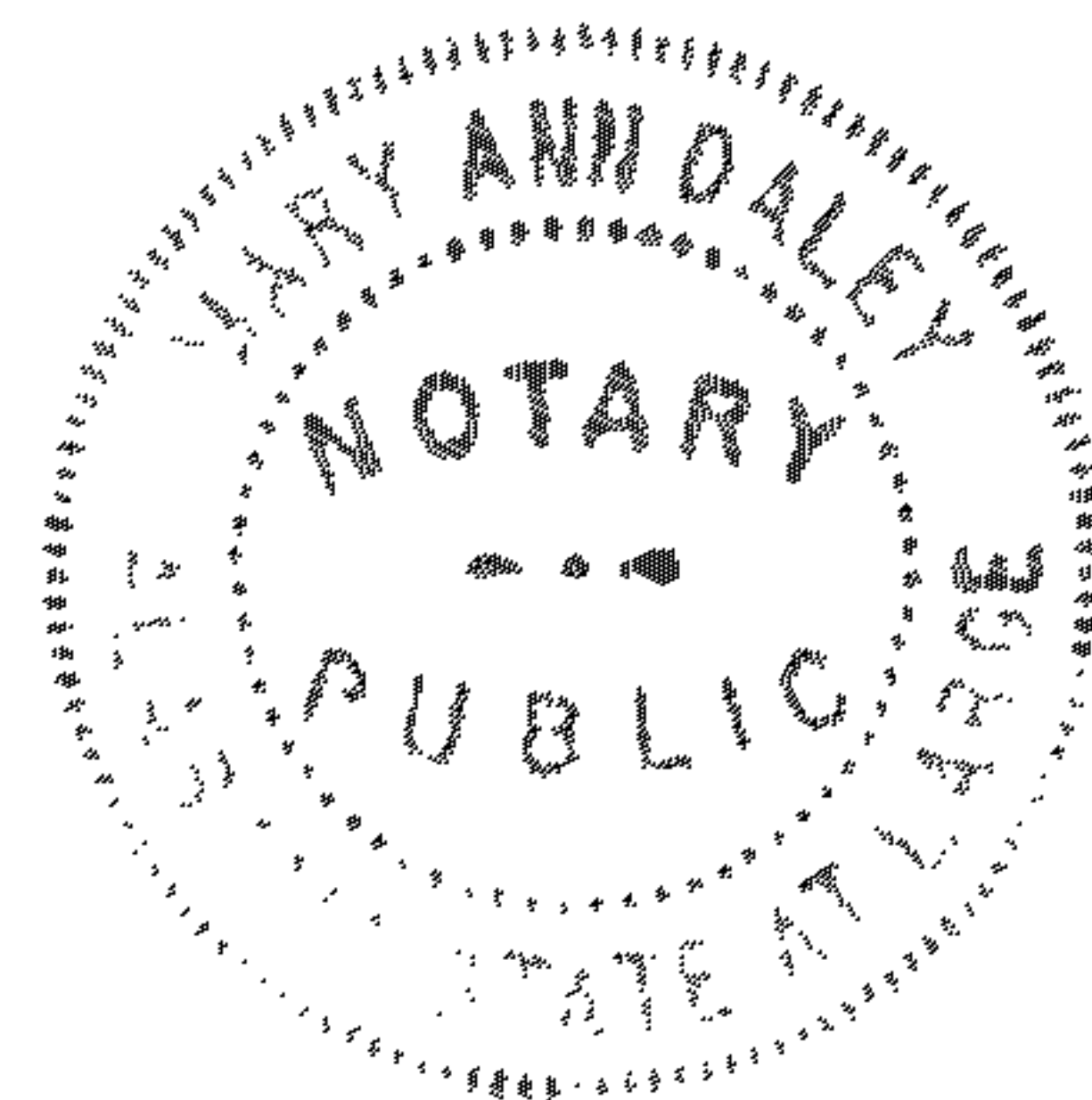

THOMAS H. CLAUNCH III

Signed and sworn to (or affirmed) before me on this 9th day of July, 2025 (date) by
THOMAS H. CLAUNCH III.


Notary Public

Mary Ann Daley
Notary Printed Name

My Commission Expires: 2/29/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/17/2025 03:10:41 PM
\$26.00 JOANN
20250717000217230

Allen S. Bayl