

This instrument prepared by:  
Patrick F. Smith  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

SEND TAX NOTICE TO:  
Mi Casa Finder, LLC  
3568 Lorna Ridge Dr  
Hoober, AL 35216

**GENERAL WARRANTY DEED**

**20170315000087180**

**03/15/2017 11:05:16 AM**

**DEEDS 1/3**

**STATE OF ALABAMA** )

**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of Twelve Thousand Five Hundred And No/100 Dollars (\$12,500.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Ailene Rice, a single person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Mi Casa Finder, LLC (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

**Ailene Rice is the surviving grantee of that certain Warranty Deed recorded in Instrument #1996/40557**  
**The other grantee, John Rice is deceased, having died on or about January 9, 2010.**

**TO HAVE AND TO HOLD** unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the undersigned have hereunto set our hands and seals on March 10, 2017.

*Ailene Rice*  
Ailene Rice

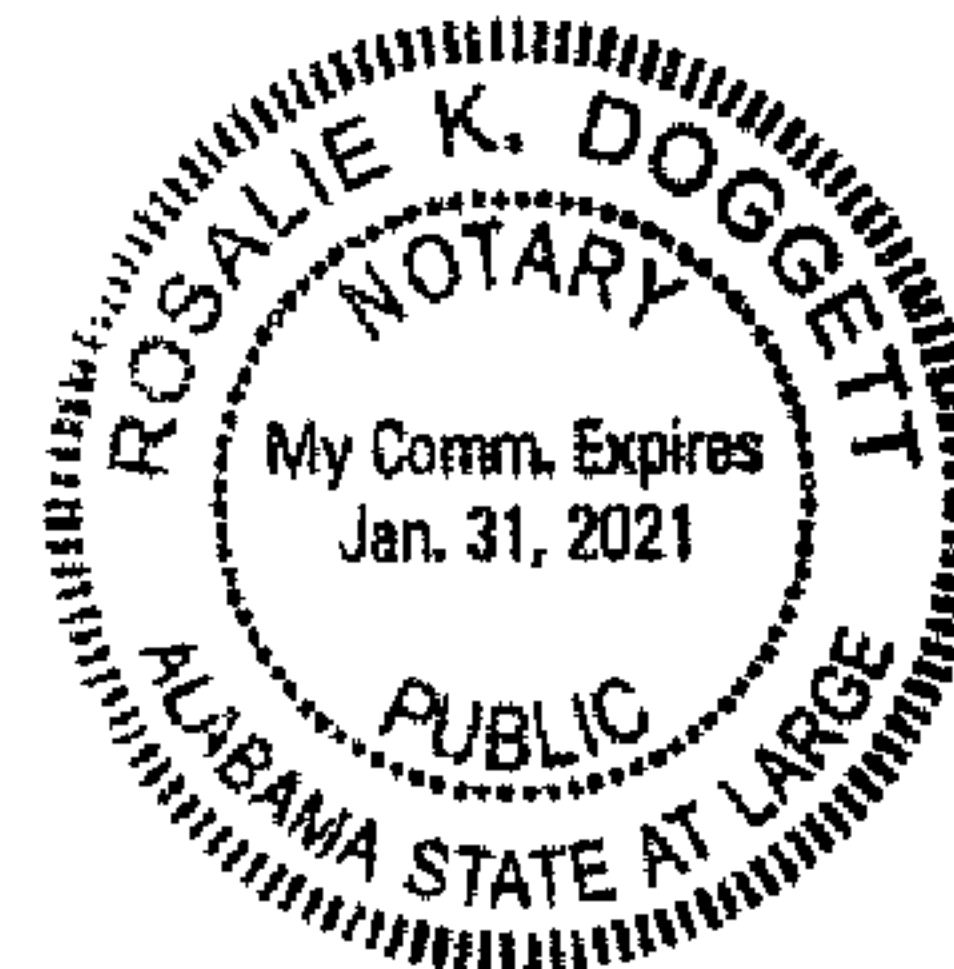
STATE OF ALABAMA  
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify Ailene Rice 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 and official seal on 10th day of March 2017.

*[Signature]*  
Notary Public

My commission expires: 1/31/21



## **EXHIBIT "A"**

A parcel of land in the SE ¼ of the NE ¼ of Section 2, Township 22 South, Range 1 West, being the same land described in a deed recorded in Deed Book 163, page 526, in the Probate Office of Shelby County, Alabama, being more particularly described as follows:

Commencing at a ½" rebar found with a cap stamped "S. Wheeler RPS 16165" at the E ¼ of said Section 2; thence S 88°37'01"W along the South line of said sixteenth section a distance of 333.52 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165" at the Point of Beginning; thence S 88°37'01"W a distance of 1000.57 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence N 00°20'28"W a distance of 661.52 feet to a 1.2" rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence N 88°37'26"W a distance of 1000.78 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 00°19'22"E a distance of 661.40 feet to the point of beginning. According to the survey of Sid Wheeler, Registered Land Surveyor No. 16165, dated November 11, 1996. Being 15 acres +/-.

**20170315000087180 03/15/2017 11:05:16 AM DEEDS 2/3**

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

Grantor's Name Ailene Rice

Mailing Address 265 Paradise Circle  
Shelby AL 35143

Grantee's Name Mi Casa Finder, LLC

Mailing Address 3568 Lorna Ridge Dr.  
Normal AL 35216

Property Address 0 Egg & Butter Rd  
Columbiana, AL 35051

Date of Sale March 10, 2017

Total Purchase Price \$12,500.00

or

Actual Value \$

or

Assessor's Market Value \$

20170315000087180 03/15/2017 11:05:16 AM DEEDS 3/3

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

☐ Sales Contract

☒ Closing Statement

☐ Appraisal

☐ Other:

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 - Ailene Rice, , .

Grantee's name and mailing address - Mi Casa Finder, LLC, , .

Property address - 0 Egg & Butter Rd, Columbiana, AL 35051

Date of Sale - March 10, 2017.

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: March 10, 2017

Sign

Agent



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
03/15/2017 11:05:16 AM  
\$33.50 CHERRY  
20170315000087180

*[Signature]*