

This instrument was prepared by:  
Mark E. Gualano  
Attorney at Law  
701 Chestnut Street  
Vestavia Hills, AL 35216

Send Tax Notices to:  
Mi Casa Finder, LLC  
2349 Pelham Pkwy  
Pelham, AL 35124

**WARRANTY DEED**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

JEFFERSON COUNTY)

That in consideration of **Two Hundred Eighty Thousand and no/100 Dollars (\$280,000.00)**, and other good and valuable consideration to the undersigned grantor(s) (whether one or more), in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Ralph C. Moseley, Jr. and Barbara Moseley, Husband and Wife** herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey unto **Mi Casa Finder, LLC** (herein referred to as grantee(s), whether one or more), the following described real estate, situated in Shelby County, Alabama to-wit:

**Lot 37, according to the Survey of Weatherly-Windsor Sector 11, as recorded in Map Book 18, Page 80, in the Probate Office of Shelby County, Alabama.**

**Ralph C. Moseley, Jr. and Ralph Carmichael Moseley, Jr. as shown on the Power of Attorney recorded simultaneously with this deed are one and the same person.**

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD to the said grantee, his, her, their or its, heirs, successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her, their, its heirs, successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

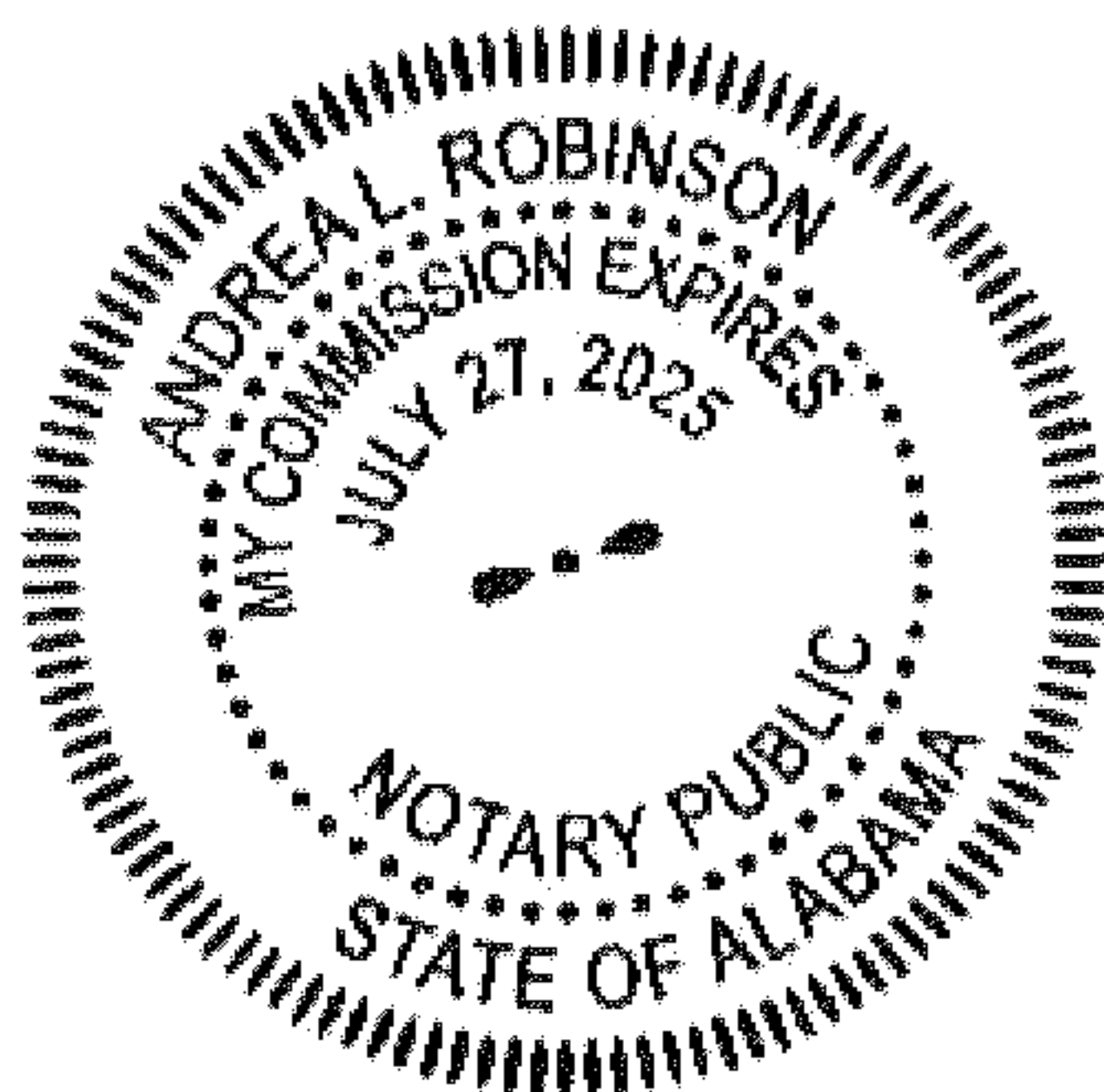
IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 27<sup>th</sup> day of March, 2024.

Ralph C. Moseley, Jr. by Ralph C. Moseley, III  
**Ralph C. Moseley, Jr. by Ralph C. Moseley, III**  
**his Attorney in Fact** *his attorney in fact*  
Barbara Moseley (SEAL)  
**Barbara Moseley**

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Ralph C. Moseley, III, as Attorney in Fact for Ralph C. Moseley, Jr. and Barbara Moseley** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he, in his capacity as Attorney in Fact, and her individually executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of March, 2024.



Andrea L. Robinson  
Notary Public  
My commission expires: 7/27/25

**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***Grantor's Name Ralph Carmichael Moseley Jr  
Mailing Address \_\_\_\_\_Grantee's Name Mi Casa Finder, LLC  
Mailing Address \_\_\_\_\_4740 Seminole Circle  
Birmingham AL 352432349 Pelham Pkwy  
Pelham, AL 35124Property Address 131 Windsor Ln.  
Pelham, AL 35124Date of Sale 3/27/24  
Total Purchase Price \$280,000.00

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  
☒ 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 - 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 of 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 3/27/24Print Ralph Carmichael Moseley JrUnattestedSign Ralph Carmichael Moseley Jr. RA  
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)

Official Public Records

Judge of Probate, Shelby County Alabama, County

Clerk

Shelby County, AL

03/27/2024 10:19:50 AM

\$309.00 BRITTANI

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**Form RT-1***Allen S. Boyd*