

A mortgage in favor of Servisfirst Bank securing the total indebtedness of \$115,000.00 is being recorded simultaneously herewith upon which mortgage recording tax is being paid, therefore no deed tax is due in accordance with AL. CODE §40-22-1(C).

20170214000053040  
02/14/2017 08:33:43 AM  
DEEDS 1/4

This Instrument Prepared by:

Matthew D. Evans Esq.  
400 Century Park South, Suite 100  
Birmingham, Alabama 35226

Send Tax Notice to:

MI CASA FINDER LLC  
924 Colesbury Circle  
Pelham, Alabama 35124

STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

**GENERAL WARRANTY DEED**

**THIS GENERAL WARRANTY DEED** is executed and delivered this 13th day of February 2017 by **HERNAN N. MONTOYA**, an unmarried individual (the "Grantor") in favor of **MI CASA FINDER LLC**, an Alabama limited liability company (the "Grantee").

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor does by these presents GRANT, BARGAIN, SELL and CONVEY unto Grantee the following described real property and improvements situated in Shelby County, Alabama, more particularly described on Exhibit A attached hereto (the "Property").

**TO HAVE AND TO HOLD** the described premises to Grantee, its successors and assigns forever.

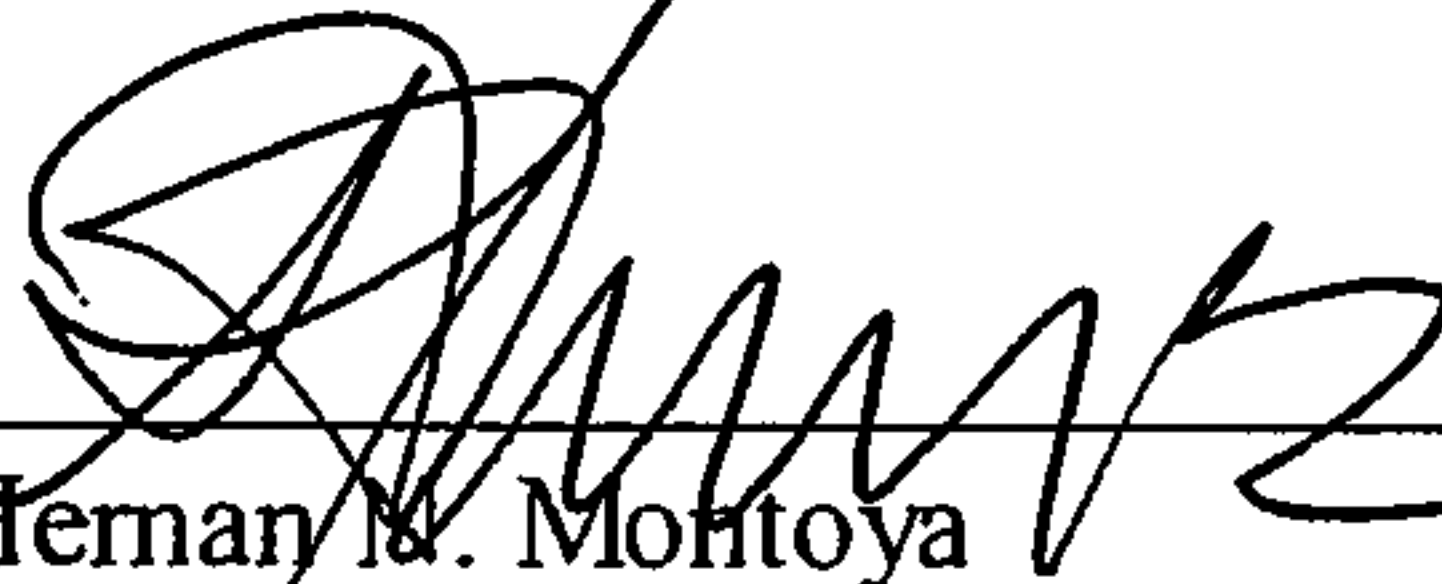
Grantor does for themselves, and their heirs, personal representatives, and assigns, covenants with Grantee and its successors and assign, that Grantor is lawfully seized in fee simple of the Property subject to the encumbrances, if any, identified herein, and that Grantor will warrant and forever defend the right and title to the above described Property unto the Grantee against the claims of Grantor and all others claiming by or under Grantor.

**THIS PROPERTY DOES NOT CONSTITUTE ANY PART OF THE HOMESTEAD OF THE GRANTOR AND GRANTOR DOES HEREBY AFFIRM THAT HERNAN N. MONTOYA AND HERNAN NICK MONTOYA IS ONE AND THE SAME PERSON.**

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed this 13th day of February 2017.

GRANTOR:

HERNAN N. MONTOYA

  
Hernan N. Montoya

STATE OF ALABAMA  
COUNTY OF SHELBY

§  
§

I, Tammie Dawn Hogan, a Notary in and for said County in said State, hereby certify that Hernan N. Montoya, who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily. Given under my hand and official seal, this the thirteenth (13th) day of February 2017.

  
Notary Public

My Commission Expires: Oct 31 2017

[SEAL]

**20170214000053040 02/14/2017 08:33:43 AM DEEDS 3/4**

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lots 1, 2, 23 and 24, Block 31, according to the Survey of South Calera, as recorded in Map Book 3, page 40, in the Probate Office of Shelby County, Alabama.

## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Hernan N. Montoya  
 Mailing Address 924 Colesbury Circle  
Pelham, Alabama 35124

Grantee's Name Mi Casa Finder LLC  
 Mailing Address 924 Colesbury Circle  
Pelham, Alabama 35124

Property Address 10520 Hwy 31  
Calera, Alabama 35040

Date of Sale February 13, 2017  
 Total Purchase Price \$                     

or  
 Actual Value \$ 50,000

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 2/13/17

Print Hernan N. Montoya

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

**Form RT-1**



Unattested  
 Filed and Recorded  
 Official Public Record (verified by)  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 02/14/2017 08:33:43 AM  
 \$25.00 DEBBIE  
 20170214000053040

[Signature]