

THIS INSTRUMENT WAS PREPARED  
WITHOUT TITLE EXAMINATION OR OPINION BY:

20170516000169280  
05/16/2017 10:53:23 AM  
DEEDS 1/4

Burt W. Newsome  
Greystone Title, LLC  
P.O. Box 382753  
Birmingham, AL 35238

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )

**SPECIAL WARRANTY DEED**

That in consideration of SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$75,000.00) to the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned MI CASA FINDER, LLC, an Alabama limited liability company (hereinafter called the Grantor), has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto Rosa Maria Torres, MARRIED WOMAN (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NW corner of Lot No. 8, in Block 2, of K.B. Nickerson's survey of Helena Road and run in Southerly direction along the East line of Pine Street 23 feet; thence continue in a Southerly direction along the East line of Pine Street for a distance of 188 feet; run thence in an Easterly direction and parallel with the South line of Lot No. 9 a distance of 200 feet to point of beginning of the land herein described; thence continue in an Easterly direction of 100 feet; thence in a Northerly direction along the East line of said Lots 9 and 8, a distance of 180 feet; run thence in a Westerly direction and parallel with the South line of Lot 9 a distance of 180 feet; thence run in a Southerly direction and parallel with the East line of said Lots 8 and 9, a distance of 180 feet to point of beginning. Said map of K.B. Nickerson's survey of Helena Road is recorded in map Book 3, page 116. Also the West 35 feet of the West 50 feet of the North 203 feet of Lot No. 16, in Block 2 of K.B. Nickerson's survey on Helena Road, with the exception of a strip 23 feet wide

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across the North end of said Lot 16, which is used for roadway purposes. Said property being a part of the Northwest quarter of the Northeast quarter of Section 2, Township 21 South, Range 3 West, and being in said K.B. Nickerson's Survey of Helena Road. Situated in Shelby County, Alabama.

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantee under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama*.

No word, words, or provisions of this instrument are intended to operate as or imply covenants of warranty except the following: Grantor does hereby specially warrant the title to said property against the lawful claims of all persons claiming by, through or under the Grantor.

This property is being sold on an AS IS, WHERE IS basis, and with all faults. This property is also being sold subject to any easements, encumbrances, and exceptions reflected in the records of the office of the Judge of Probate of the county in which the above described property is located. This property is being sold without warrant of recourse, expressed or implied as to title, use and/or enjoyment and is being sold subject to the right of redemption of all parties entitled thereto.

**TO HAVE AND TO HOLD** the above described property, together with all rights and privileges incident or appurtenant thereto, unto Rosa Maria Torres, her heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantee's death, the entire interest in fee simple shall pass to the heirs, successors and assigns of the Grantee. This conveyance is made under the express authority of *Code of Alabama*, 1975, Section 35-4-7, as amended.

*[Signature page follows]*

IN WITNESS WHEREOF, MI CASA FINDER, LLC, an Alabama limited liability company, has caused this conveyance to be executed in its name by its undersigned officer, and its seal affixed this the 16<sup>th</sup> day of MARCH, 2017

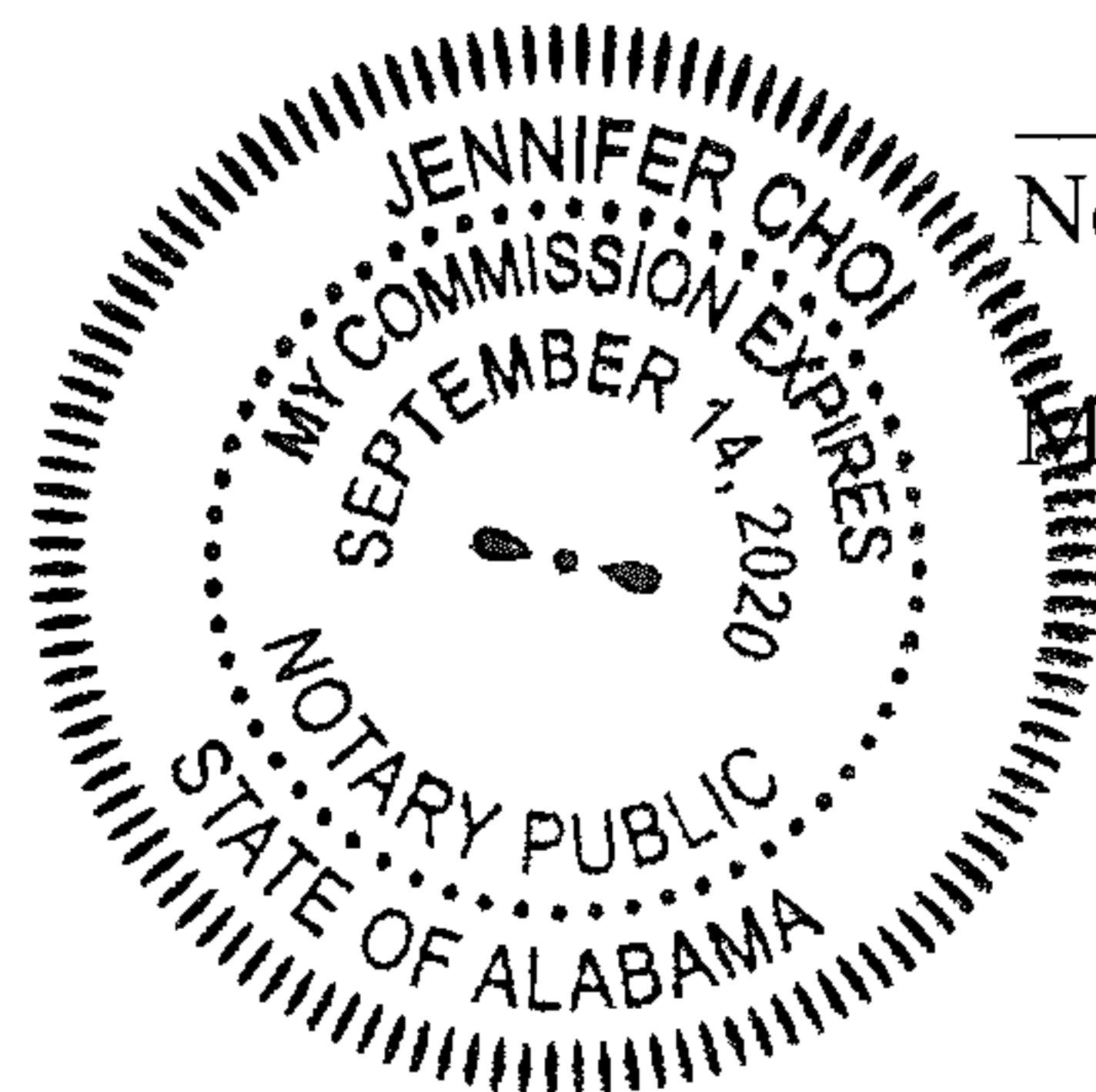
**MI CASA FINDER, LLC,**  
**An Alabama Limited Liability Company**

By: [Signature]  
Name: HERNAN N MONTOYA  
ITS: OWNER

STATE OF ALABAMA                    )  
  )  
COUNTY OF SHELBY                )

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Hernan N. Montoya whose name as OWNER of MI CASA FINDER, LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal, this 16<sup>th</sup> day of MARCH, 2017.



[Signature]  
Notary Public

My Commission Expires: 9/14/2020



# Real Estate Sales Validation Form

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

Grantor's Name Mi Casa Finder, LLC  
Mailing Address 924 Colesbury Circle  
Pelham AL 35124

Grantee's Name Rosa Torres  
Mailing Address 705 3rd Avenue SW  
Alabaster, AL 35007

Property Address 705 3rd Avenue SW  
Alabaster, AL 35007

Date of Sale 3/16/2017  
Total Purchase Price \$ 75,000.00

or  
Actual Value \$

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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 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 3/16/2017

Print burt newsome

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
05/16/2017 10:53:23 AM  
\$99.00 CHERRY  
20170516000169280

[Signature]

**Form RT-1**