

20181005000355640
10/05/2018 08:45:39 AM
DEEDS 1/4

THIS INSTRUMENT WAS PREPARED
WITHOUT TITLE EXAMINATION OR OPINION BY:

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-SEVEN THOUSAND AND NO/100 DOLLARS (\$77,000.00) 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 KARLA P. MERAZ FRAYRE, a married woman (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Exhibit A

**This property is not the homestead of the Grantor nor the Grantee*
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 KARLA P. MERAZ FRAYRE, 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.

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 4th day of April, 2017.

MI CASA FINDER, LLC,
An Alabama Limited Liability Company

By: [Signature]
Name: Hernan Montoya
ITS: Managing Member

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 Montoya, whose name as Managing member 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 4th day of April, 2017.

[Signature]
Notary Public

My Commission Expires: 9/14/2020

20181005000355640 10/05/2018 08:45:39 AM DEEDS 3/4
Exhibit A
10520 Highway 31, Calera, AL 35040

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 Mi Casa Finder, LLC
 Mailing Address 3568 Lorna Ridge Drive
Hoover, AL 35216

Grantee's Name Karla P. Meraz Frayre
 Mailing Address 10520 Highway 31
Calera, AL 35040

Property Address 10520 Highway 31
Calera, AL 35040

Date of Sale 4/4/2017

Total Purchase Price \$77,000.00

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 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 4/4/2017

Print Burt Newsome

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/05/2018 08:45:39 AM
 \$44.00 CHERRY
 20181005000355640

Allen S. Bayl

Form RT-1