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		
)	SPECIAL WARRANTY DEEI
SHELBY COUNTY)	

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 MARKET WOOD (hereinafter referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Exhibit A

*This property is not the homested of the Grantae norther 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 casements, 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.

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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 past 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 44 day of ADK 1, 2017.

MI CASA FINDER, LLC,
An Alabama Limited Liability Company

Name: Heknan Montoya.

ITS: Monacyna Malanbaz

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Horn Mark 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 1000. 2017

Notary Public

My Commission Expires: 4142020

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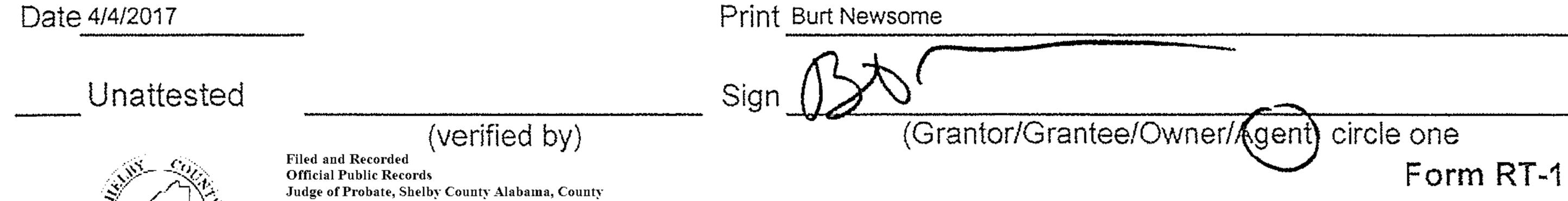
10520 Highway 31, Calera, AL 35040

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.

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Real Estate Sales Validation Form

This L	Document must be filed in accor	dance with Code of Alabama 19	75, Section 40-22-1	
Grantor's Name	Mi Casa Finder, LLC	Grantee's Name	Karla P. Meraz Frayre	
Mailing Address	3568 Lorna Ridge Drive	Mailing Address	10520 Highway 31	
	Hoover, AL 35216		Calera, AL 35040	
			·	
Property Address	10520 Highway 31	Date of Sale	4/4/2017	
	Calera, AL 35040	Total Purchase Price		
		or		
	**************************************	Actual Value	\$	
		or Assessor's Market Value	\$	
- '	ne) (Recordation of docume	this form can be verified in the entary evidence is not required. 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		
	d mailing address - provide the current mailing address.	he name of the person or pe	ersons conveying interest	
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 a	available.	
Date of Sale - the date on which interest to the property was conveyed.				
•	e - the total amount paid for the instrument offered for re	the purchase of the property cord.	y, both real and personal,	
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.				
excluding current u responsibility of val	se valuation, of the property	•	·	
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).				





Clerk

Shelby County, AL

S44.00 CHERRY

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