

THIS INSTRUMENT WAS PREPARED BY:

Burt W. Newsome
GREYSTONE TITLE, L.L.C.
P.O. Box 382753
Birmingham, Alabama 35238

20210113000021150
01/13/2021 11:06:43 AM
DEEDS 1/4

STATE OF ALABAMA)
)
SHELBY COUNTY)

GENERAL WARRANTY DEED

That in consideration of the sum the undersigned paid by Grantee herein, the receipt of which is hereby acknowledged, the undersigned **MI CASA FINDER, LLC, an Alabama limited liability company**, has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto **MICHAEL J. SLEVIN AND ANN M. SLEVIN**, (hereinafter referred to as Grantees) Husband and Wife, with joint right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

**Purchase Money mortgage
Recorded Simultaneously.*

See attached Exhibit "A"

This deed is subject to all matters of public record which would affect title vesting hereby in the Grantees under the present laws of the State of Alabama, including Sections 6-5-248 and 6-5-253, *Code of Alabama* Grantor does hereby warrant and covenant the title to the above described property and will defend said title against any and all claims of any third parties.

TO HAVE AND TO HOLD the above described property, together with all rights and privileges incident or appurtenant thereto, unto **MICHAEL J. SLEVIN AND ANN M. SLEVIN** their heirs, successors and assigns forever, it being the intention of the parties to this conveyance that on the event of Grantees' deaths, the entire interest in fee simple shall pass to the heirs, successors and assigns of the Grantees. 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 11th day of January, 2021.

MI CASA FINDER, LLC,
an Alabama limited liability company

By: [Signature]
Print Name: Jhoan 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 Jhoan 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 11th day of January, 2021.

[Signature]
Notary Public
My Commission Expires: 01 11 2024

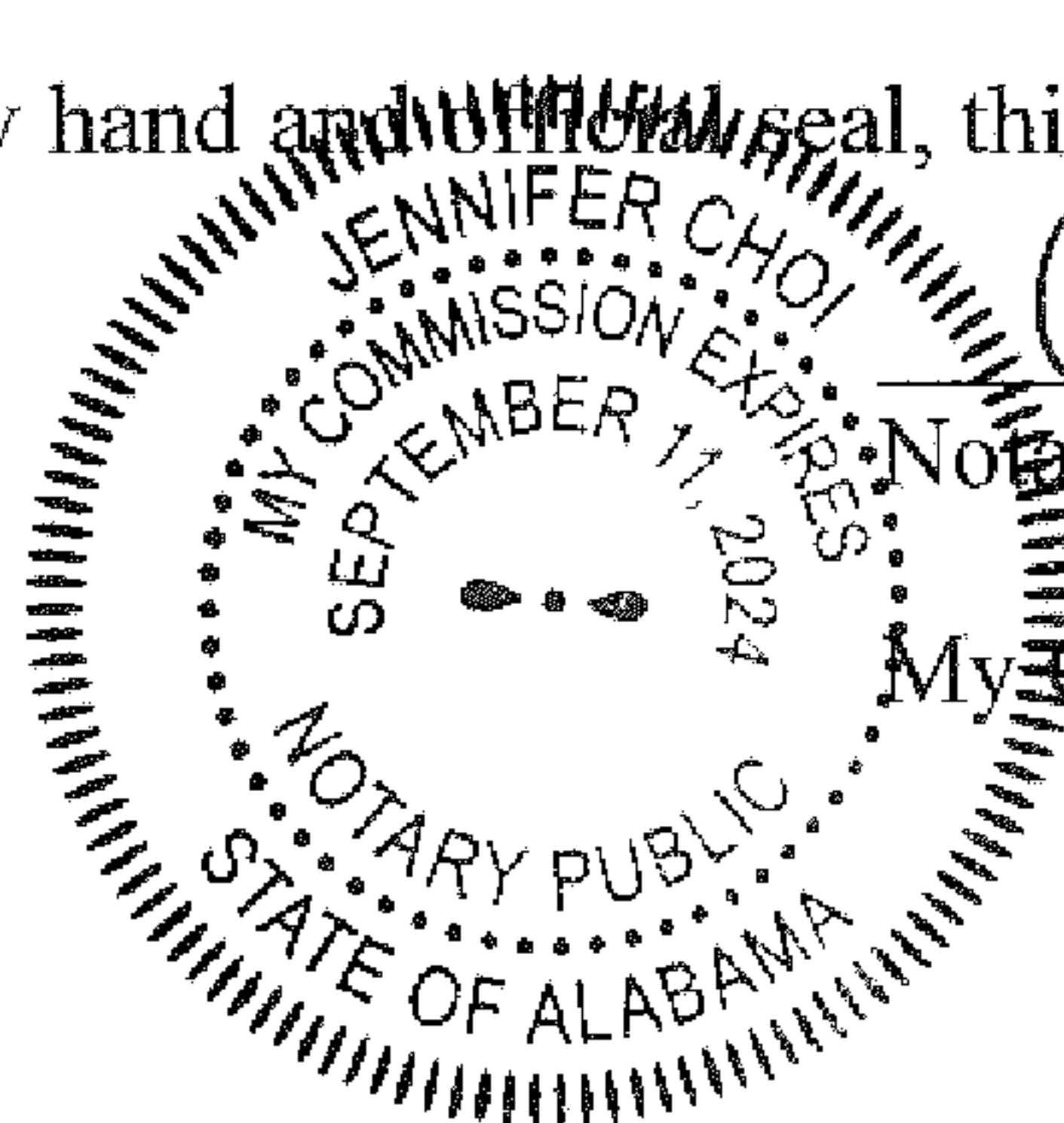


EXHIBIT "A"

Legal Description

Part of the SW 1 /4 of the NW 1 /4 and a part of the NW 1 /4 of the SW 1 /4 of Section 34, Township 19 South, Range 1 West being more particularly as described as follows:

Commence at the SW corner of the NW 1 /4 of the SW 1 /4 of said Section 34, thence run North along the West line of said 1 /4 -1/4 for a distance of 665.05 feet; thence 88 degrees 59 minutes right and run easterly 630.00 feet; thence 88 degrees 59 minutes left and run northerly for a distance of 756.36 feet; thence 53 degrees 00 minutes right and run northeasterly for a distance of 184.94 feet; thence 95 degrees 18 minutes right and run southeasterly for a distance of 135.00 feet to the point of beginning; thence 90 degrees 00 minutes left and run northeasterly for a distance of 90.00 feet; thence 90 degrees 00 minutes; right and run southeasterly for a distance of 70.00 feet; thence 21 degrees 57 minutes 27 seconds right and run southeasterly for a distance of 156.47 feet to the northwesterly right of way of Shelby County Road #39; thence 62 degrees 19 minutes 05 seconds right to the tangent of a curve to the left having an intersection angle of 0 degrees 54 minutes 13 seconds and a radius of 2765.00 feet and run southwesterly along said right of way and said curve for a distance of 43.60 feet; thence 88 degrees 21 minutes 36 seconds right from the tangent of said curve and run northwesterly for a distance of 232.12 feet; thence 98 degrees 16 minutes 08 seconds right and run northeasterly for a distance of 43.80 feet to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressM: Casa Funder LLC
2349 Pelham PKWY
Pelham AL 35124Grantee's Name
Mailing AddressMichael & Ann Stev'n
2242 HWY 39
Chelsea AL 35043

Property Address

2242 HWY 39
Chelsea AL 35043

Date of Sale

Jan 11, 2021

Total Purchase Price

\$417,000.00

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☐ 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 1/13/2021

Print Jennifer Choi

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/13/2021 11:06:43 AM
\$216.00 CHERRY
20210113000021150

Alicia S. Boyd