

STATE OF ALABAMA)

COUNTY OF SHELBY)

\$154,467.88 was derived from a mortgage being recorded simultaneously herewith

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT CEDRIC T. HARRIS JR. and MELODIA HARRIS, husband and wife (together herein, "Grantors"), whose address is 3071 Bonita Springs Court, Douglasville, GA 30135, for and in consideration of ONE HUNDRED NINETY-NINE THOUSAND NINE HUNDRED AND 00/100 Dollars (\$199,900.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to MARIOS REALITY GROUP DE LLC, a Delaware limited liability company (herein, "Grantee"), whose address is 3225 McLeod Drive #100, Las Vegas, NV 89121, all of Grantors' interest in and to that real property in Shelby County, Alabama, described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 438 Savannah Cv., Calera, AL 35040

SOURCE OF TITLE: Instrument Number 20060516000230670

PROPERTY ID: 22 9 31 2 003 008.000

REAL PROPERTY TAX: \$ _____ due and payable by December 31st of the current year

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's assigns, FOREVER.

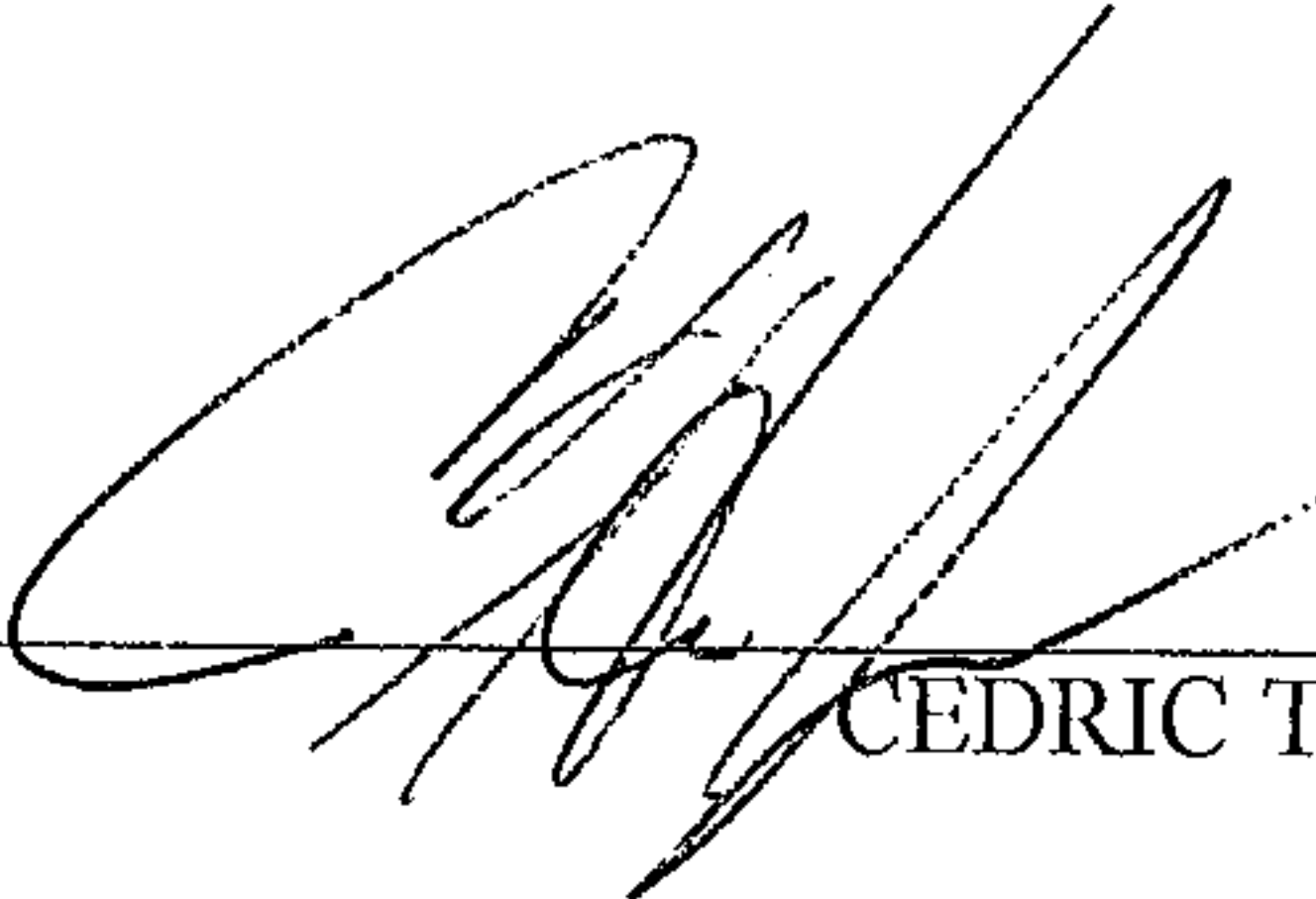
THIS CONVEYANCE IS MADE SUBJECT TO any and all real property taxes which may be due and payable with respect to said property, and all restrictive covenants, easements, rights-of-way, and prior mineral reservations, if any, applicable to said property of record in the Office of the Judge of Probate of Shelby County, Alabama.

Grantors make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantors have neither permitted or suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantors.

This property is not the homestead real property of Grantors.

IN WITNESS WHEREOF, the undersigned has hereunto set hand and seal on this 23rd day of June, 2021.

GRANTOR:




CEDRIC T. HARRIS JR. (SEAL)

STATE OF Georgia
COUNTY OF Douglas

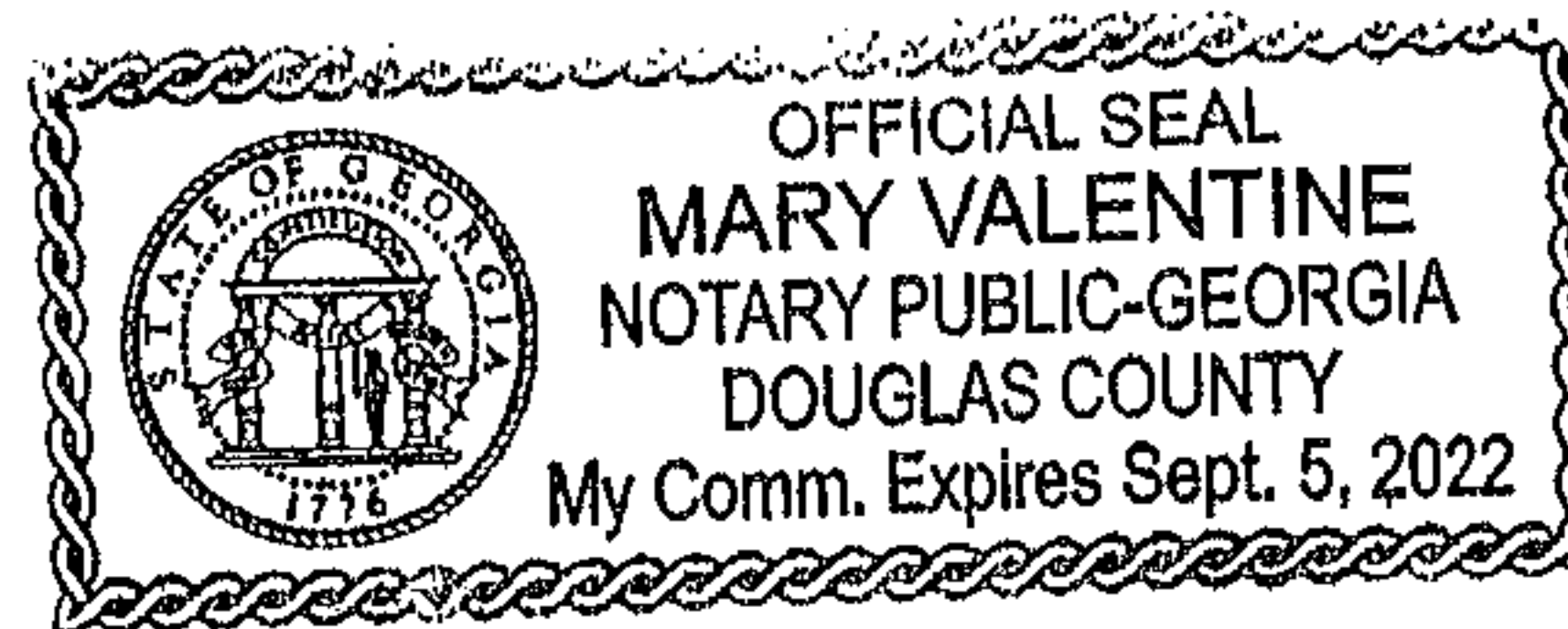
I, Mary Valentine, the undersigned Notary Public in and for said State and County, hereby certify that CEDRIC T. HARRIS JR., a married man, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 2021.

[Affix Notary Seal]



SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/05/2022



GRANTOR:

Melodia Harris (SEAL)
MELODIA HARRIS

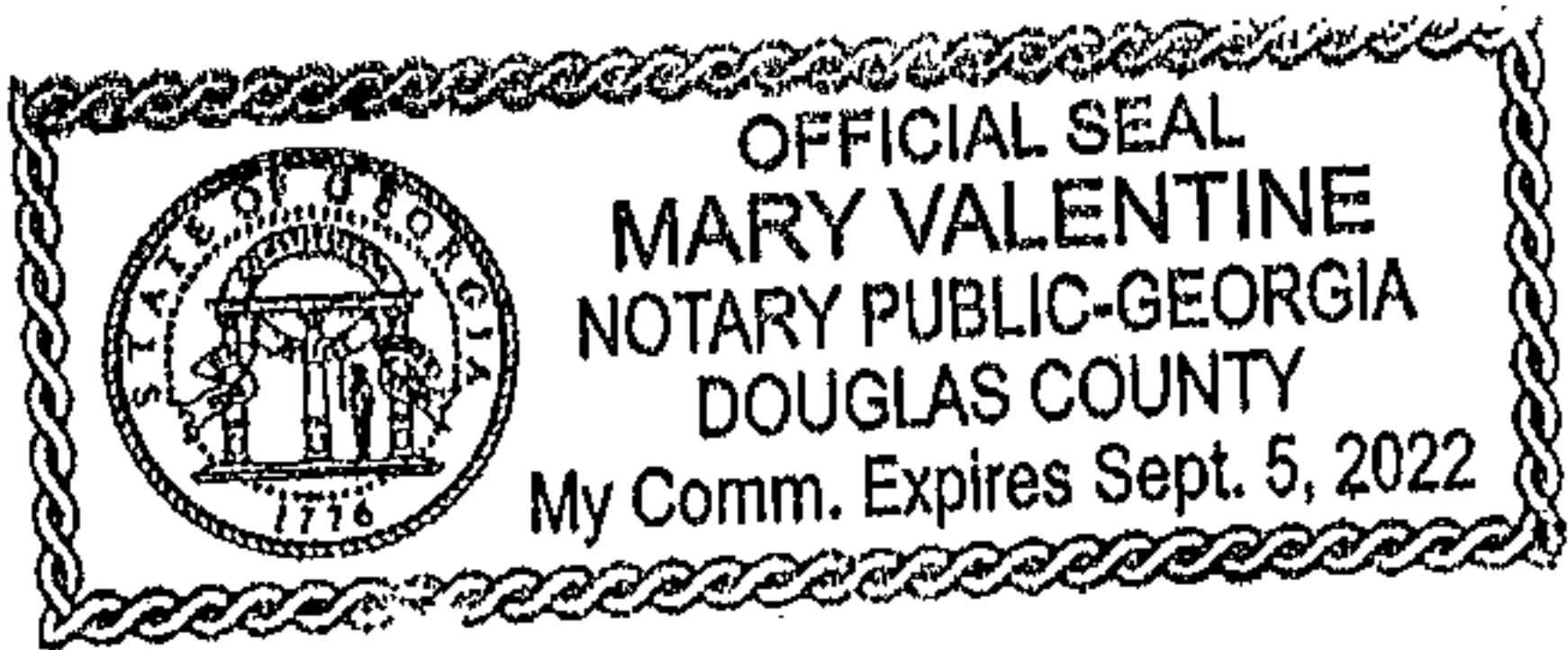
STATE OF Georgia
COUNTY OF Douglas

I, Mary Valentine, the undersigned Notary Public in and for said State and County, hereby certify that MELODIA HARRIS, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, said person executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23 day of June, 20 21.

[Affix Notary Seal]

Mary Valentine
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/05/2022



This instrument was prepared by:

RAVEN PERRY-BEACH, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

When recorded, please mail to:

AMY JOHNSON
OS NATIONAL, LLC - MMT - DEPT. 04
3097 SATELLITE BOULEVARD
BUILDING 700, SUITE 400
DULUTH, GA 30096
MARIOS-REALTY-GROUP-12

The Grantee's address is:

MARIOS REALTY GROUP DE LLC
3225 MCLEOD DR #100
LAS VEGAS, NV 89121

EXHIBIT A

[Legal Description]

MORE COMMONLY KNOWN AS: 438 Savannah Cv., Calera, AL 35040

TAX PARCEL ID/APN: 22 9 31 2 003 008.000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS

LOT 508, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR V, PHASE II, AS RECORDED IN MAP BOOK 30, PAGE 42, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/24/2021 08:52:58 AM
\$79.50 CHERRY
20210824000411420

Alvin S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name CEDRIC T. HARRIS JR and
Mailing Address and MELODIA HARRIS
3071 Bonita Springs Ct.
Douglasville, GA

Grantee's Name MARIOS REALITY GROUP DE LLC
Mailing Address 3225 McLeod Drive #100
Las Vegas, NV 89121

Property Address 438 Savannah Cv.
Calera, AL 35040

Date of Sale 6/25/2021
Total Purchase Price \$ 199,900.00
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 6/23/21

Print Cedric T Harris Jr / Melodia Harris

Sign [Signature] / [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Print Form