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08/05/2022 12:58:28 PM
DEEDS 1/3

This Instrument Prepared By:
Kyle England, Esq.
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

FITCO

STATE OF ALABAMA
COUNTY OF SHELBY

804222297-S

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One Hundred Thirty-Five Thousand And No/100 DOLLARS (\$135,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged. **Bama Capital LLC, a Texas limited liability company** (herein referred to as GRANTOR), do/does hereby GRANT, BARGAIN, SELL and CONVEY unto **Mi Casa Finder LLC, an Alabama limited liability company** (herein referred to as GRANTEE), Grantee('s) heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 16, ACCORDING TO THE SURVEY OF CHANDA TERRACE, 1ST SECTOR, AS RECORDED IN MAP BOOK 9, PAGE 100, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 2225 Williamsburg Dr, Pelham, AL 35124
APN/Parcel ID: 13 1 01 2 002 039.000

This conveyance is made subject to covenants, restrictions, reservations, easements, and rights-of-way, if any, heretofore imposed of record affecting title to said property, municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments hereafter becoming due against said property.

TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEE, its heirs and assigns FOREVER.

And GRANTOR do/does covenant with the said GRANTEE, Grantee('s') heirs and assigns, that GRANTEE} is/are lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTOR has/have a good right to sell and convey the same to the said GRANTEE, Grantee('s') heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE, Grantee('s') heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, Grantor(s) have hereunto set the hands and seals below, this 29th day of July, 2022.

Bama Capital LLC, a Texas limited liability company

BY: 

John Gabriel Long

General Manager

STATE OF Alabama

County OF Jefferson

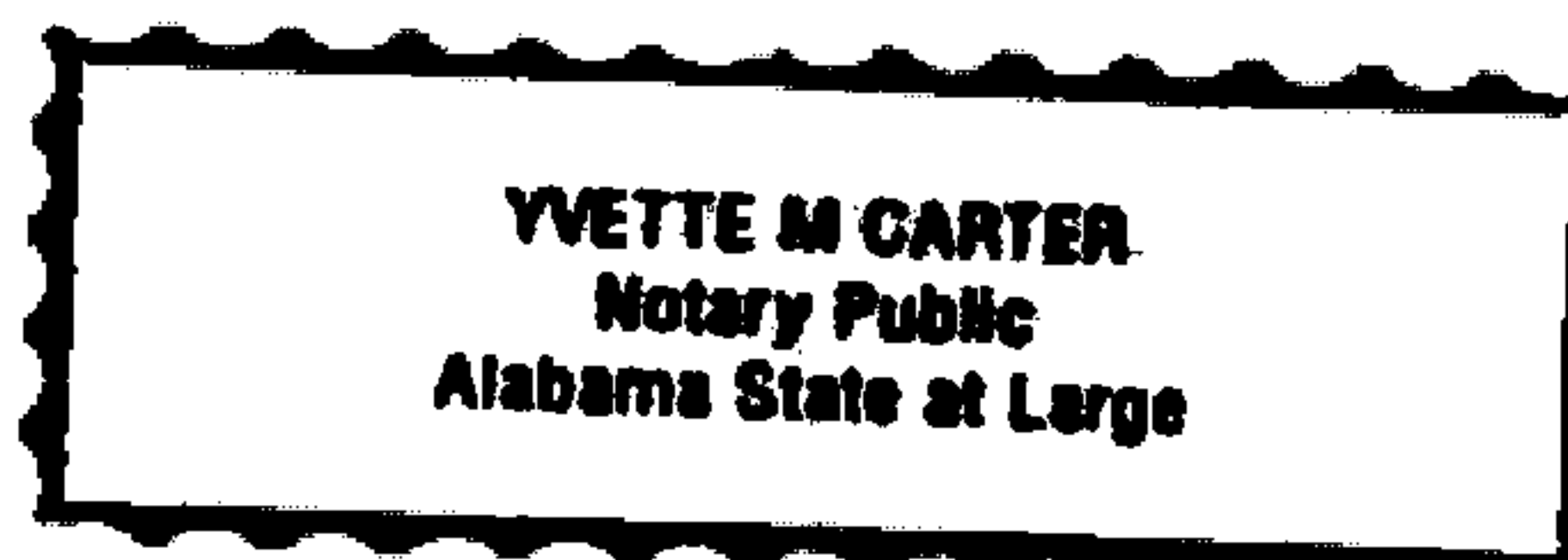
I, Yvette M. Carter, a Notary Public, do hereby certify that John Gabriel Long, General Manager of Bama Capital LLC, a Texas limited liability company whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date. Given under my hand this 29th day of July, 2022



Notary Public

Witness my hand and official seal.

My Commission Expires: 10/29/22



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Name: Bama Capital LLC, a Texas limited liability company
Mailing Address: 5000 Riverside Drive
Building 5, Suite 100W
Irving, TX 75039
Property Address: 2225 Williamsburg Dr
Pelham, AL 35124
Grantee's Name: Mi Casa Finder LLC, an Alabama limited liability company
Mailing Address: 2349 Pelham Parkway
Pelham, AL 35124
Date of Sale: July 29, 2022
Total Purchase Price: \$135,000.00

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.

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: 7-29-2022
Unattested _____
(verified by)

Print: _____
Sign: _____
(Grantor/Grantee/Owner/Agent) circle one



Allen S. Bayl