

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

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Twenty-Two Thousand And No/100 DOLLARS (\$222,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof, is hereby acknowledged, **Mireya Wessolossky also known as Mireya Angelina Wessolossky, a married woman, joined by their non-titled spouse Juan J. Miret** (herein referred to as GRANTOR), do/does hereby GRANT, BARGAIN, SELL and CONVEY unto **MCH SFR PROPERTY OWNER 1B LLC, a Delaware 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 33, ACCORDING TO THE AMENDED SURVEY OF CAMBRIDGE PARK SUBDIVISION, AS RECORDED IN MAP BOOK 49, PAGE 9, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

Also known by street and number as: 152 Cambridge Park Drive, Montevallo, AL 35115  
APN/Parcel ID: 36 2 03 3 005 033.000

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 2<sup>nd</sup> day of November, 2022.

Mireya Wessolessky Known also as Mireya Angelina Wessolessky  
Mireya Wessolessky also known as Mireya Angelina Wessolessky

Juan J. Miret

Juan J. Miret, spouse

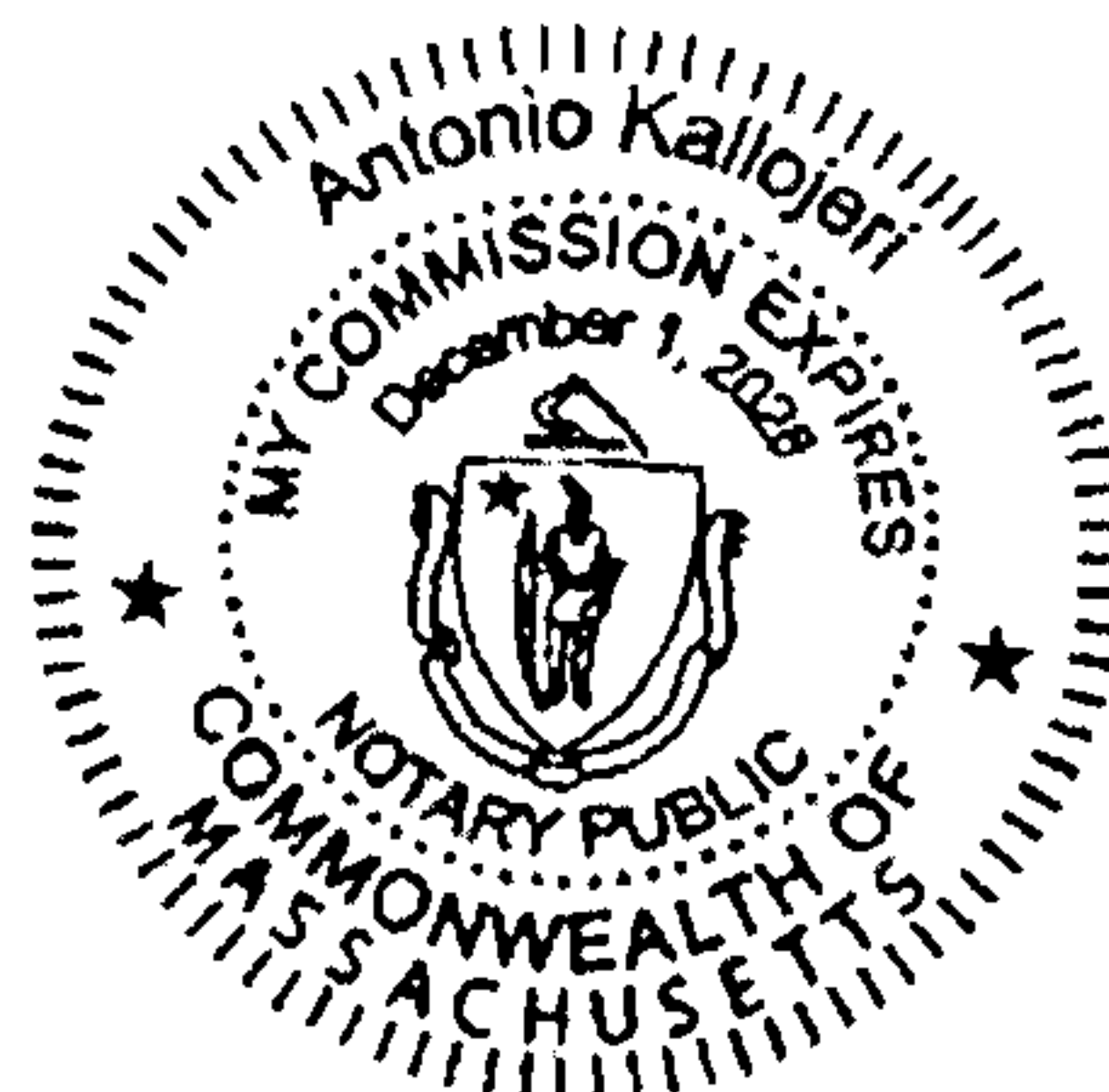
The State of Massachusetts  
Middlesex County

I, Antonio Kallojeri (name), notary public, hereby certify that Mireya Wessolessky also known as Mireya Angelina Wessolessky, whose name is signed to the foregoing conveyance, and who is known to me, knowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date. Given under my hand this 2<sup>nd</sup> day of November, A.D. 2022.

I, Antonio Kallojeri (name), notary public, hereby certify that Juan J. Miret, spouse, whose name is igned 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 2<sup>nd</sup> day of November, A.D. 2022.

Antonio Kallojeri

Notary Public  
Witness my hand and official seal.  
My Commission Expires: 12/1/28



**REAL ESTATE SALES VALIDATION FORM***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name:	Mireya Wessolessky also known as Mireya Angelina Wessolessky	Grantee's Name:	MCH SFR PROPERTY OWNER 1B LLC, a Delaware limited liability company
Mailing Address:	11 WALNUT WAY Hopkinton, MA 01748	Mailing Address:	14355 Commerce Way Miami Lakes, FL 33016
Property Address:	152 Cambridge Park Drive Montevallo, AL 35115	Date of Sale:	November 2, 2022
		Total Purchase Price:	\$222,000.00

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  
☒ 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.

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: 11/2/22  
 \_\_\_\_\_  
 Unattested \_\_\_\_\_  
 (verified by) AE

Print: Mireya Wessolessky also known as Mireya Angelina Wessolessky  
 Sign: Angelina Wessolessky  
 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 11/03/2022 08:08:28 AM  
 \$251.00 PAYGE  
 20221103000411510

Allen S. Bayl