

Instrument Prepared by and Return to:

McMichael & Gray, P.C.
1841 Honeysuckle Road
Dothan, AL 36305
File: DOT-230020-PUR

Send tax notices to Grantee's Address:

Eyery Medina and Yulisbi Medina-Calderon
1009 Autumn Cir
Alabaster, AL 35114

WARRANTY DEED

STATE OF OHIO
COUNTY OF Delaware

KNOW ALL MEN BY THESE PRESENTS, that the undersigned **FB Residential Holdings, LLC, a Delaware limited liability company**, with a mailing address of 160 E. Olentangy Street, Powell, OH 43065, hereinafter referred to as Grantor, in consideration of the sum of One Hundred Fifty-Six Thousand And No/100 DOLLARS (\$156,000.00) and other good and valuable consideration to said Grantor in hand paid by **Eyery Medina and Yulisbi Medina-Calderon**, as Joint Tenants with Right of Survivorship and not as Tenants in Common, hereinafter collectively called Grantee, do hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee the following described real estate, situated in the County of Shelby, and State of Alabama, to-wit:

Lot 5, according to the Survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, Page 45, in the Probate Office of Shelby County, Alabama. Being known as 1009 Autumn Cir, Alabaster, AL, 35114 Being a portion of the same property conveyed to FB Residential Holdings, LLC, a Delaware limited Liability Company by Corporate Warranty Deed dated July 8, 2015 from Alabama Affordable Housing, LLC, recorded July 10, 2015 in Instrument No. 20150710000233910, in the Official Records of Shelby County, Tennessee.

Subject property known as: **1009 Autumn Cir, Alabaster, AL 35114**

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

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

AND SAID Grantor does, for itself and its successors and assigns, covenant with said Grantee, their heirs and assigns, that it is lawfully seized in fee simple of said Property; that the same is free from all encumbrances, except as otherwise noted above; that it has a good right to sell and convey the Property; that it will forever warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons, except for the Permitted Exceptions.

[Signature page follows]

IN WITNESS WHEREOF we have hereunto set our hands and seals, this 2nd day of March, 2023.

FB Residential Holdings, LLC

BY: Scioto Properties LLC, its sole member

BY:

Matthew F. Mumma

President

STATE OF Ohio
COUNTY OF Delaware

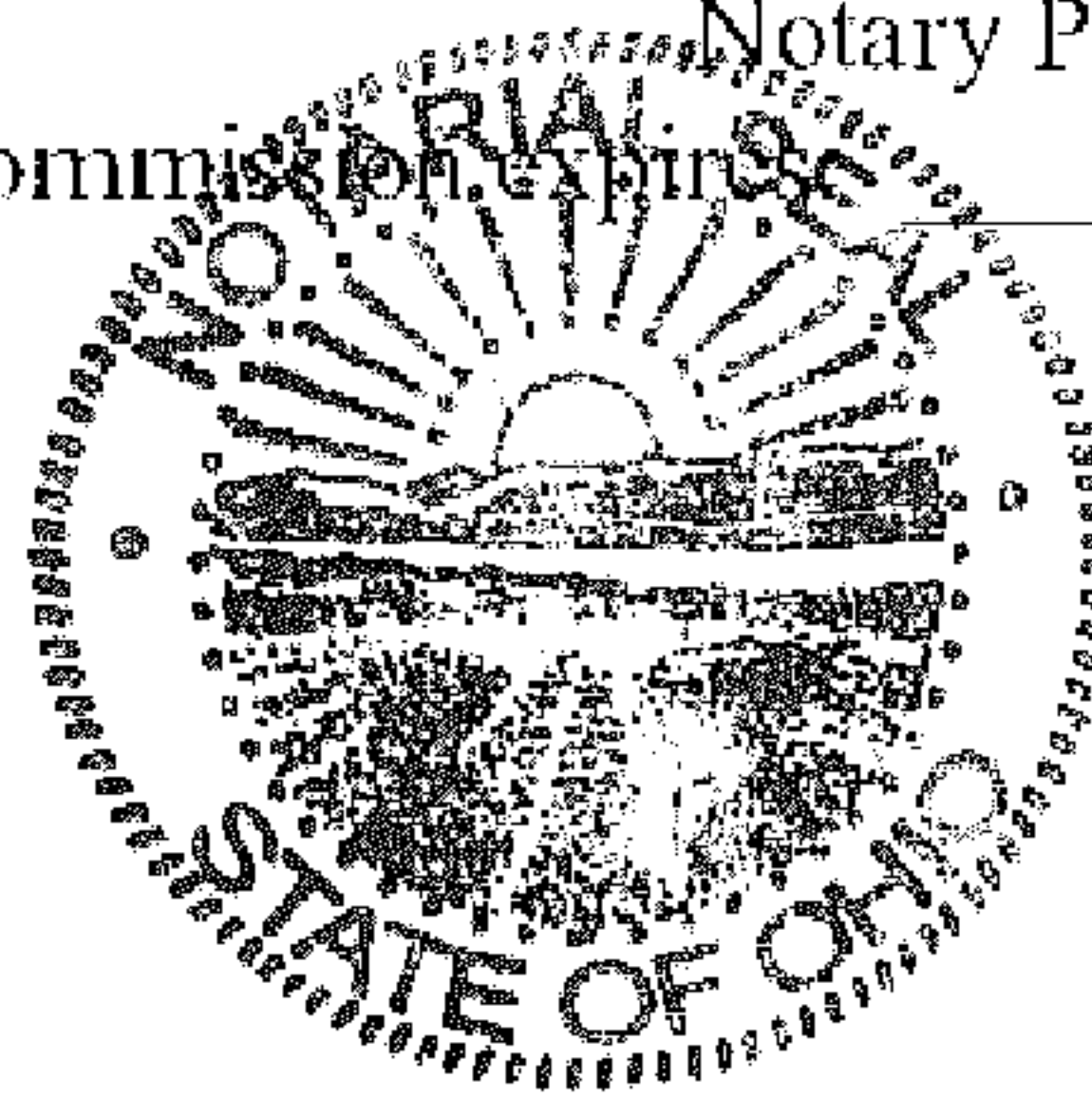
I, the undersigned Notary Public, hereby certify that Matthew F. Mumma whose name is signed to the foregoing instrument as President of **Scioto Properties, LLC**, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

Given under my hand and seal this 2nd day of March, 2023.

[Signature]

Notary Public

My commission expires



SANDINA S. CRNKO
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Delaware County
My Comm. Exp. 4/23/2023

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

Grantor's Name: FB Residential Holdings, LLC

Grantee's Name: Eyery Medina and Yulisbi Medina-Calderon

Mailing Address: 160 E. Olentangy Street
Powell, OH 43065Mailing Address: 237 Thoroughbred Lane
Alabaster, AL 35007Property Address: 1009 Autumn Cir
Alabaster, AL 35114Date of Sale: March 10, 2023
Total Purchase Price: \$156,000.00

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

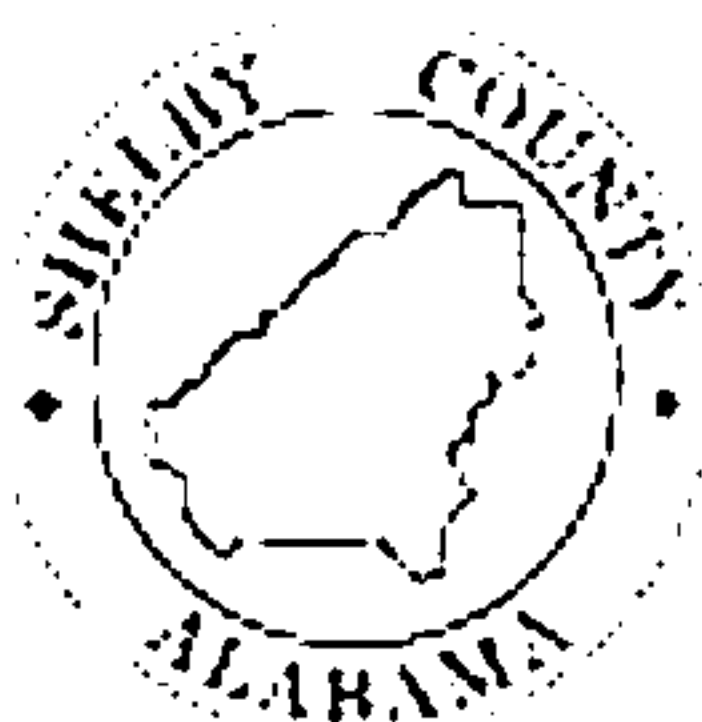
Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

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: 3/10/23Print: Mallory PickensUnattested [Signature]
(verified by)Sign: [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2023 08:02:56 AM
\$36.00 JOANN
20230406000095630

Alex S. Bayl