

THIS INSTRUMENT WAS PREPARED BY:

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

STATE OF ALABAMA                    )  
  )  
SHELBY COUNTY                        )

**REDEMPTION 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 **MORTGAGE CORPORATION OF THE SOUTH, ASSIGNEE OF REDEMPTION RIGHTS OF SHELLEY SUDSBERRY BY THAT CERTAIN ASSIGNMENT RECORDED IN INSTRUMENT NUMBER 20231020000309940** (hereinafter referred to as Grantee), the real estate described on Exhibit "A" which is attached hereto and made a part hereof as if set out *in haec verba* and situated in Shelby County, Alabama.

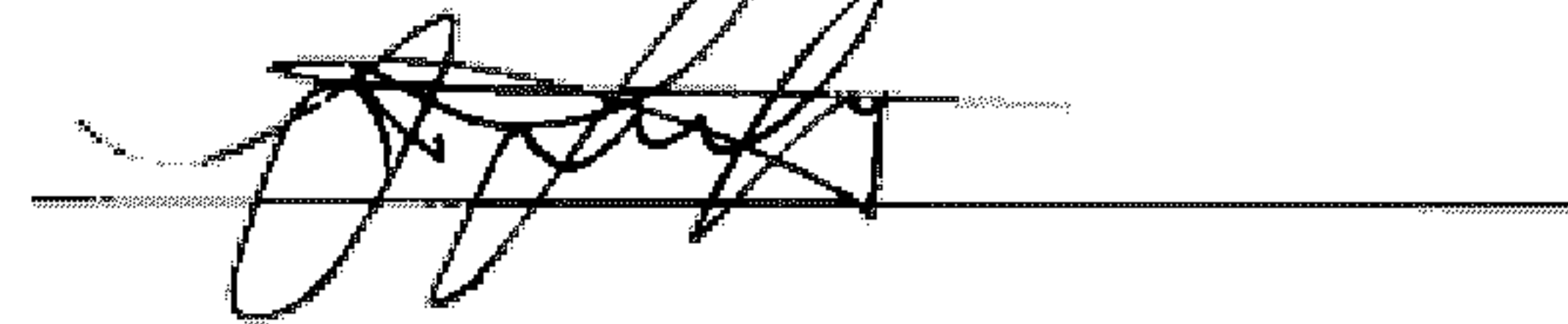
**TO HAVE AND TO HOLD UNTO THE SAID GRANTEE, ITS SUCCESSORS AND ASSIGNS FOREVER.**

This is a deed of redemption for the purpose of redeeming the property described herein from the foreclosure of that certain mortgage executed by Shelley Sudsberry to Central State Bank, recorded in Instrument Number 20201120000533070 in the Office of the Judge of Probate of Shelby County, Alabama, and evidenced by foreclosure deed dated the 27th day of September, 2023, and recorded in Instrument Number 20231003000295090 in the aforesaid Probate Office.

***[Signature page follows]***

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 20<sup>th</sup> day of October, 2023

MI CASA FINDER, LLC,  
an Alabama limited liability company

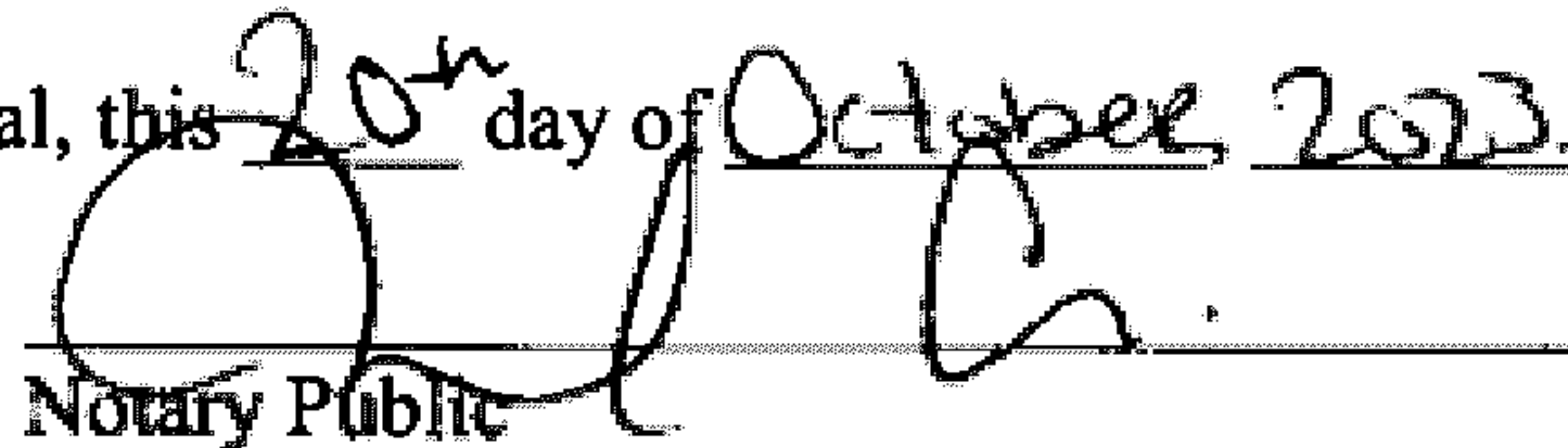
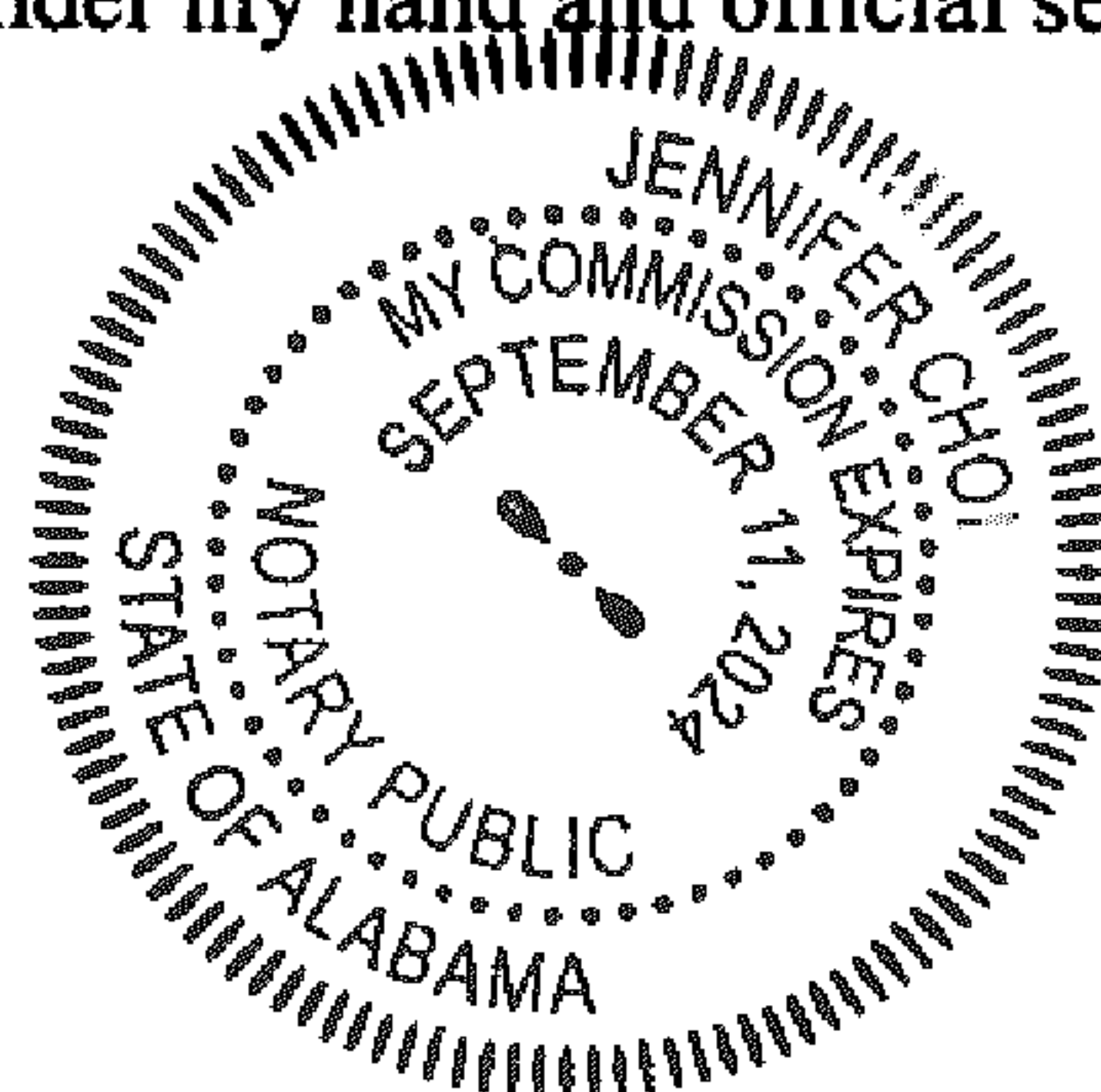


BY: Jhoan Montoya  
Its: Managing Member

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 names 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, (s)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 20<sup>th</sup> day of October 2023.

  
Notary Public

My Commission Expires: 9/11/2024

**EXHIBIT "A"**  
*Legal Description*

Lot 118 according to the Final Plat of Long Branch Estates Phase I, as recorded in Map Book 34, Page 66, in the Probate Office of Shelby County, Alabama. Being one and the same property as described in Instrument #20080131000040700 as follows: Lot #118 of Long Branch Estates Subdivision, Phase 1. Located in South ½ of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama.

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**Real Estate Sales Validation Form*****This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1***

Grantor's Name MI CASA FINDER LLC  
 Mailing Address 2349 PELHAM PKWY  
PELHAM, AL 35124

Grantee's Name MORTGAGE CORPORATION OF THE SOUTH  
 Mailing Address P.O. BOX 1026  
WETUMPKA, AL 36092

Property Address 1004 CREEKVIEW CIRCLE  
CALERA, AL 35040

Date of Sale 10/20/2023Total Purchase Price \$143,181.32

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 FORECLOSURE - REDEMPTION

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 10/20/2023Print 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  
 10/23/2023 08:47:41 AM  
 \$174.50 PAYGE  
 20231023000311240

*Dei S. Byrd*