

Send tax notice to:  
KATHLEEN L. MCKINNEY and MICHAEL L. MCKINNEY  
3141 HIGHWAY 331  
COLUMBIANA, AL 35051

WARRANTY DEED  
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred Sixty-Five Thousand and 00/100 (\$365,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **MI CASA FINDER, LLC**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **KATHLEEN L. MCKINNEY and MICHAEL L. MCKINNEY, WIFE AND HUSBAND** hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36 AND RUN NORTHERLY ALONG THE WEST SIDE OF SAID SECTION FOR 2747.64 FEET TO THE NORTHWEST CORNER OF THE NW ¼ OF THE SW ¼ OF SAID SECTION 36; THENCE TURN AN ANGLE OF 90 DEGREES 00 MINUTES TO THE RIGHT AND RUN EASTERLY FOR 150.00 FEET; THENCE TURN AN ANGLE OF 88 DEGREES 58 MINUTES 16 SECONDS TO THE RIGHT AND RUN SOUTHERLY FOR 1356.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE SAME LINE RUNNING SOUTHERLY FOR 190.00 FEET; THENCE TURN AN ANGLE OF 73 DEGREES 44 MINUTES 59 SECONDS TO THE LEFT AND RUN SOUTHEASTERLY FOR 222.25 FEET TO A POINT 20 FEET TO A POINT 20 FEET WEST OF THE CENTERLINE OF A DIRT ROAD (SAID DIRT ROAD BECOMES SHELBY COUNTY ROAD APPROXIMATELY 1.5 MILES SOUTH OF SAID POINT); THENCE TURN AN ANGLE OF 67 DEGREES 37 MINUTES 26 SECONDS TO THE LEFT AND RUN NORTHEASTERLY FOR 298.29 FEET TO AN EXISTING IRON MARKING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND; THENCE TURN AN ANGLE OF 125 DEGREES 52 MINUTES 51 SECONDS TO THE LEFT AND RUN WESTERLY FOR 400.02 FEET TO THE POINT OF BEGINNING.

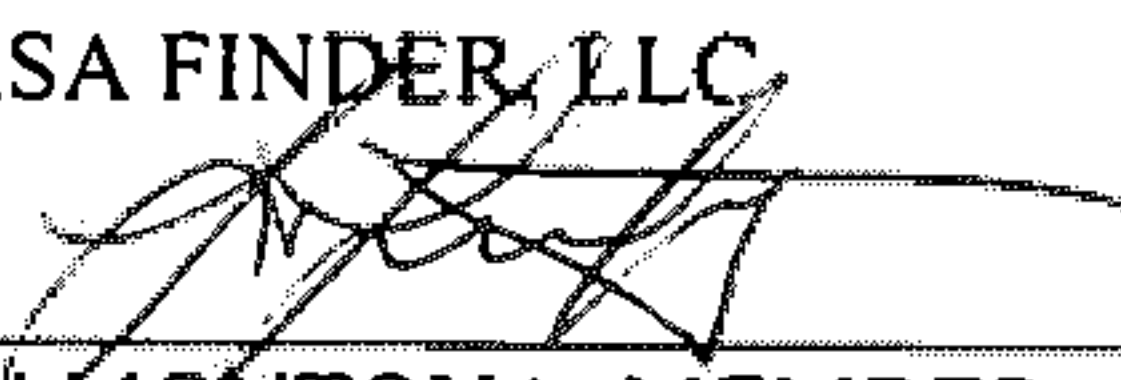
**\$215,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HERewith.**

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.  
Subject to mineral and mining rights if not owned by grantor.

**TO HAVE AND TO HOLD**, to the said GRANTEE (S), for and during their joint lives together 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 I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.


IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 31st day of January, 2024.

MI CASA FINDER, LLC  
BY:   
JHOAN MONTOYA, MEMBER

STATE OF ALABAMA  
COUNTY OF JEFFERSON

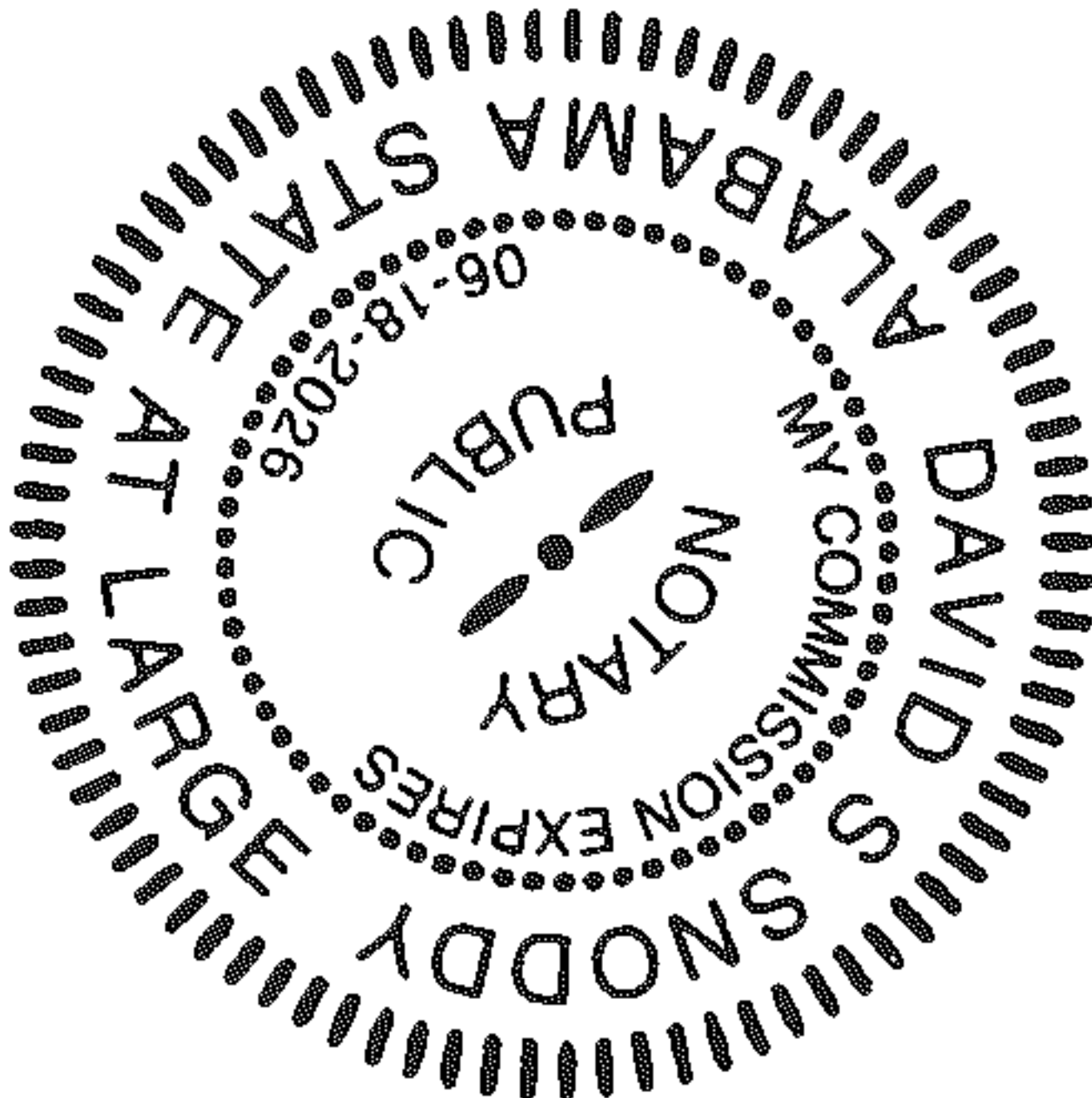
I, the undersigned, a Notary Public in and for said State and County, hereby certify that JHOAN MONTOYA , MEMBER OF MI CASA FINDER, LLC is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they, in their capacity of Members and with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, 2024.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:  
DAVID S SNODDY ATTORNEY AT LAW  
THE SNODDY LAW FIRM, LLC  
2105 DEVEREUX CIRCLE, SUITE 101  
BIRMINGHAM, ALABAMA 35243



Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address:

MI CASA FINDER, LLC  
924 COLESBURY CIRCLE  
PELHAM, AL 35124

Grantee's Name  
Mailing Address:

KATHLEEN L. MCKINNEY  
3141 HIGHWAY 331  
COLUMBIANA, AL 35051

Property Address

3141 HIGHWAY 331  
COLUMBIANA, AL 35051

Date of Sale: January 31, 2024  
Total Purchaser Price \$365,000.00  
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 of 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.

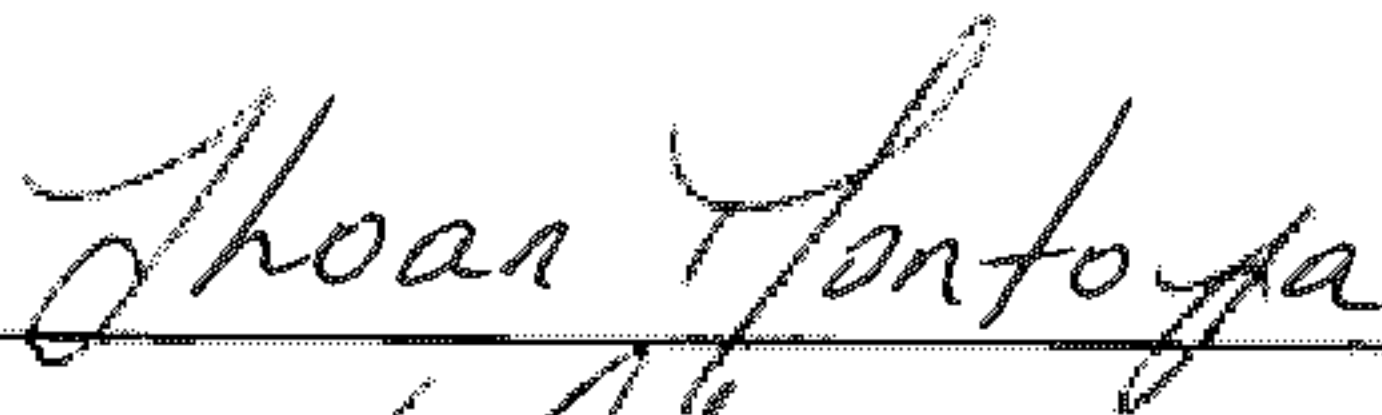

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

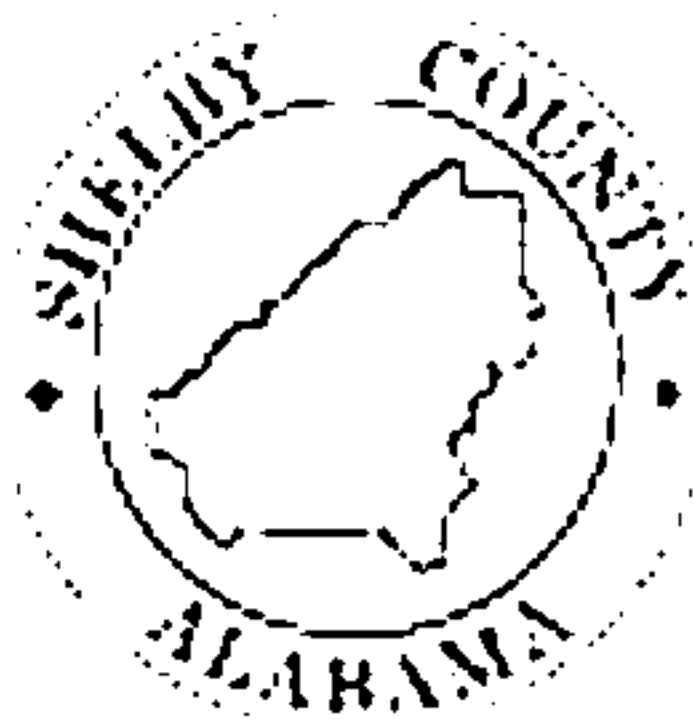
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Sec. 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 Sec. 40-22-1 (h).

Date  
  
Unattested  
(verified by)

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
02/01/2024 03:57:30 PM  
\$175.00 JOANN  
20240201000026810

Allen S. Bayl