
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
Gwendolyn V. Rollins and Willie J. Rollins
1040 Canvasback Way
Alabaster, AL 35007

**CORPORATION FORM WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Ten Thousand And No/100 (\$310,000.00) DOLLARS**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **MCH SFR Property Owner 3, LLC, a Delaware limited liability company**, (herein referred to as Grantor), whose mailing address is 14355 Commerce Way, Miami Lakes, FL 33016 does hereby grant, bargain, sell and convey unto **Gwendolyn Rollins and Willie J. Rollins** (herein referred to as Grantees), whose mailing address is 1040 Canvasback Way, Alabaster, AL 35007 for and during their joint lives as joint tenants 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 Shelby County, Alabama, the address of which is 1040 Canvasback Way, Alabaster, AL 35007 to-wit:

Lot 34, according to the Survey of Mallard Landing Phase I, as recorded in Map Book 51, Pages 64A, 64B, 64C, 64D, 64E and 64F, in the Probate Office of Shelby County, Alabama.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

\$304,385.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

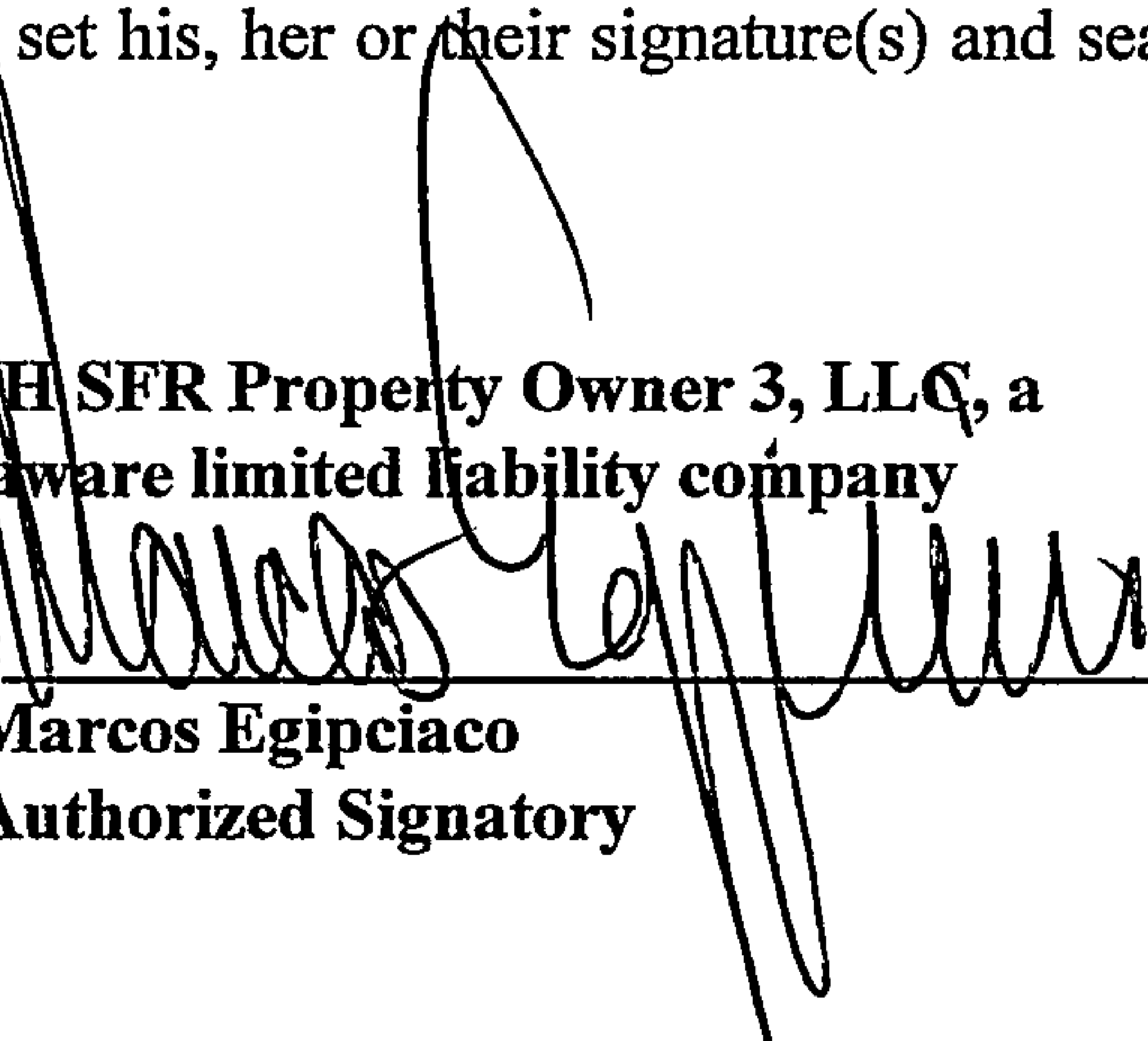
TO HAVE AND TO HOLD unto the said Grantees for and during his, her, or their joint lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of him, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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And said Grantor does for itself, its successors and assigns, covenant with said Grantees, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Signatory who is authorized to execute this conveyance, has hereunto set his, her or their signature(s) and seal(s), this the 11 day of March, 2025.

**MCH SFR Property Owner 3, LLC, a
Delaware limited liability company**

BY: 

**Marcos Egipciaco
Authorized Signatory**

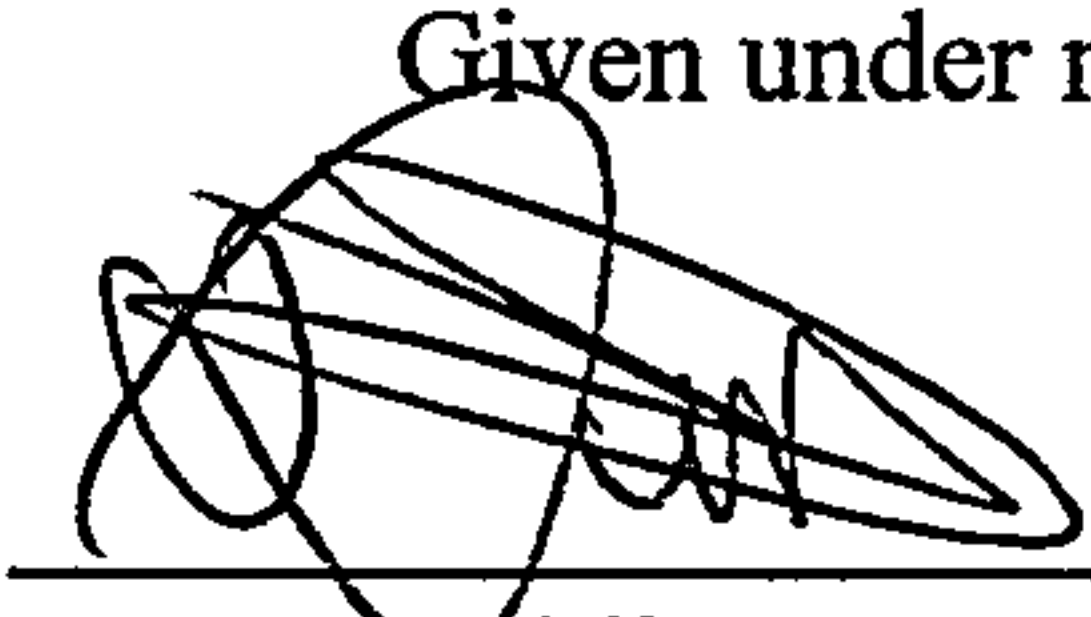
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

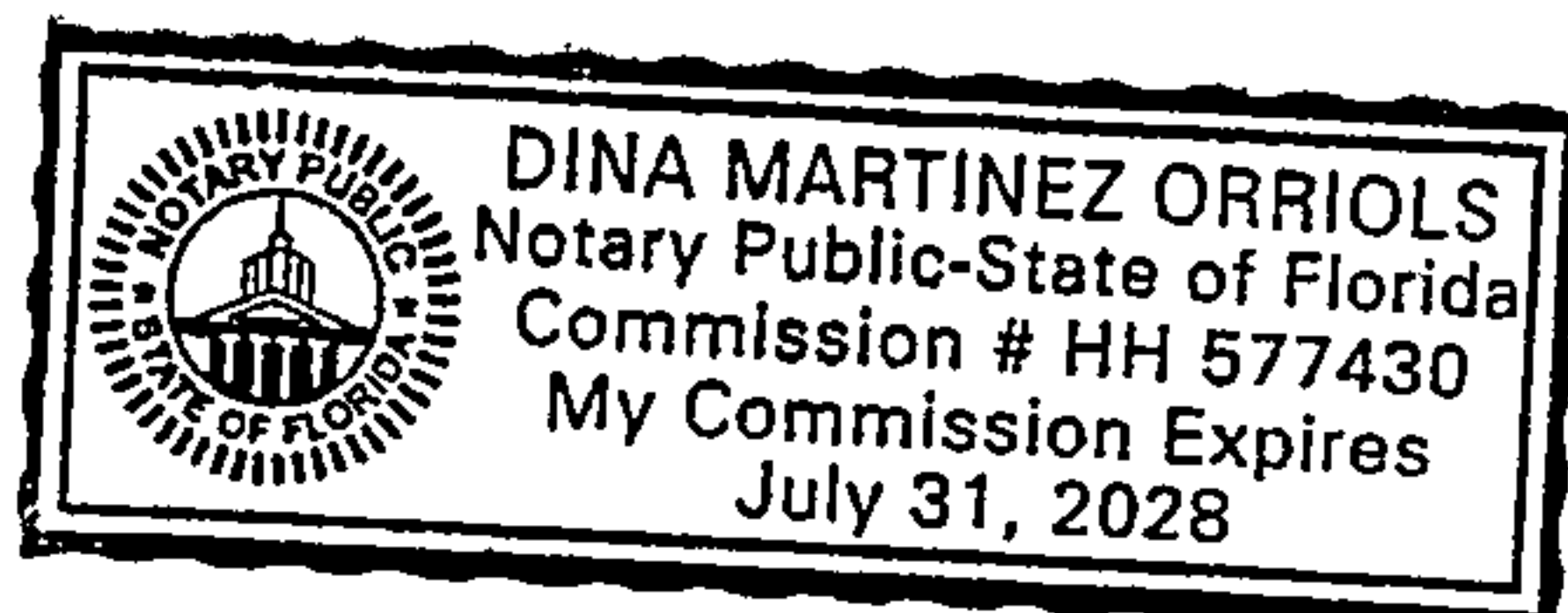
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Marcos Egipciaco as Authorized Signatory of MCH SFR Property Owner 3, LLC, a Delaware 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, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 11 day of March, 2025.


Notary Public

My commission expires: 11/31/28



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/25/2025 09:02:34 AM
\$31.00 JOANN
20250325000088500

Allen S. Bayl