

**After recording please return to:  
Choctaw American Insurance, Inc.**

**10900 NE 4th Street, Suite 2300  
Bellevue, WA 98004**

**This instrument was prepared by:  
PeirsonPatterson, LLP**

**13750 Omega Road  
Dallas, TX 75244**

*[Space Above This Line For Recording Data]*

## **ALABAMA MEMORANDUM OF CONTRACT FOR DEED**

**This Memorandum of Contract for Deed (“Memorandum”) entered into this 25th day of March, 2025, by and between Choctaw American Insurance, Inc. whose address is 10900 NE 4th Street 2300, Bellevue, WA 98004, hereinafter “Seller” and Luana Martins Do Rosario and Selma Martins Pereira whose address is: 620 Koslin Ct, Calera, AL 35040, hereinafter “Buyer”.**

**WITNESSETH:**

**WHEREAS, Buyer and Seller have entered into a Contract for Deed of even date herewith; and**

**WHEREAS, the parties desire to enter into this Memorandum to give record notice of the existence of said seller financing agreement between the Buyer and Seller and the grant of equitable title from the Seller to Buyer as long as the Buyer is making timely monthly payments and is not in default of their obligations under said contact.**

**NOW THEREFORE, in consideration of the premises and for other good and valuable consideration Seller acknowledges and agrees that they have sold to Buyer under the terms of the Contract for Deed dated March 25, 2025, the following described Property located in the City of Calera, County of Shelby, State of Alabama, to-wit:**

**PIN #: 28 3 06 0 001 015.000  
Mailing Address: 620 Koslin Ct, Calera, AL 35040**

**Described as (Legal Description):**

**THE FOLLOWING DESCRIBED REAL PROPERTY LYING AND BEING SITUATE IN SHELBY**



COUNTY, ALABAMA (THE "PROPERTY"), TO-WIT:

LOT 59, ACCORDING TO THE FINAL PLAT OF KOSLIN FARMS PHASE 3, AS RECORDED AS INSTRUMENT NUMBER 20240529000159330 IN MAP BOOK 60, PAGE 3 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

The purpose of this Memorandum of Contract for Deed is to give record notice to the existence of the aforesaid Contract for Deed. The Contract for Deed does not provide the Buyer the right to sell the Property without the express written consent of the Seller.

IN WITNESS WHEREOF, the parties hereto have executed this Memorandum of Contract for Deed and have caused their hands and seals to be affixed hereto the day and year first above written.

BUYERS:

<i>Luana Martins Do Rosario</i> _____ Luana Martins Do Rosario	Buyer	<i>Selma Martins Pereira</i> _____ Selma Martins Pereira	Buyer
_____	Buyer	_____	Buyer

SELLER(S):

Choctaw American Insurance, Inc.

<i>Darryl Lewis</i> _____ Darryl Lewis	Seller	_____	Seller
_____	Seller	_____	Seller



ACKNOWLEDGMENT

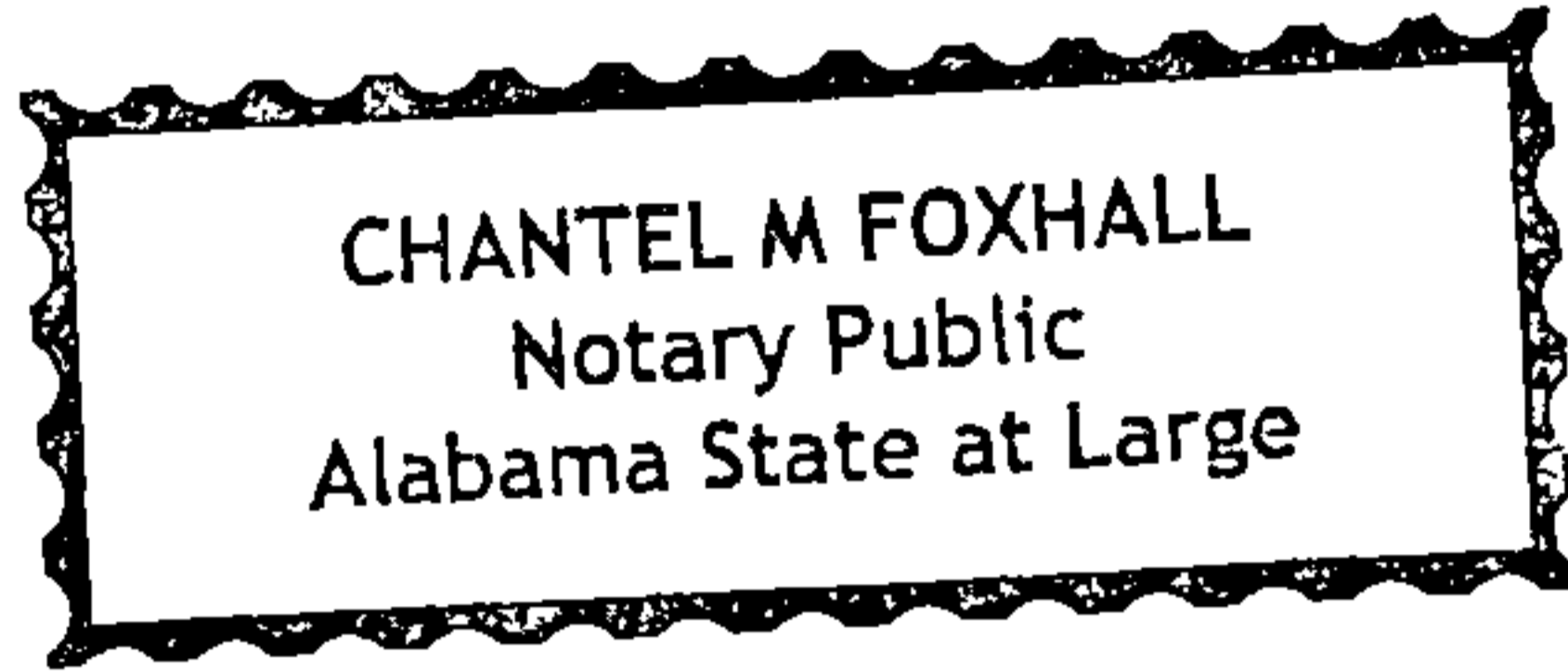
State of *Alabama*

County of *Shelby*

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I, *Chantel M Foxhall* hereby certify that **Luana Martins Do Rosario** 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 executed the same voluntarily on the day the same bears date.

Given under my hand this *29* day of *Mar*, A. D. *2025*



*Chantel M Foxhall*  
Signature of Officer

*Chantel M Foxhall*  
Printed Name

*Notary Public*  
Title of Officer

My Commission Expires: *1.5.2028*

(Seal)



ACKNOWLEDGMENT

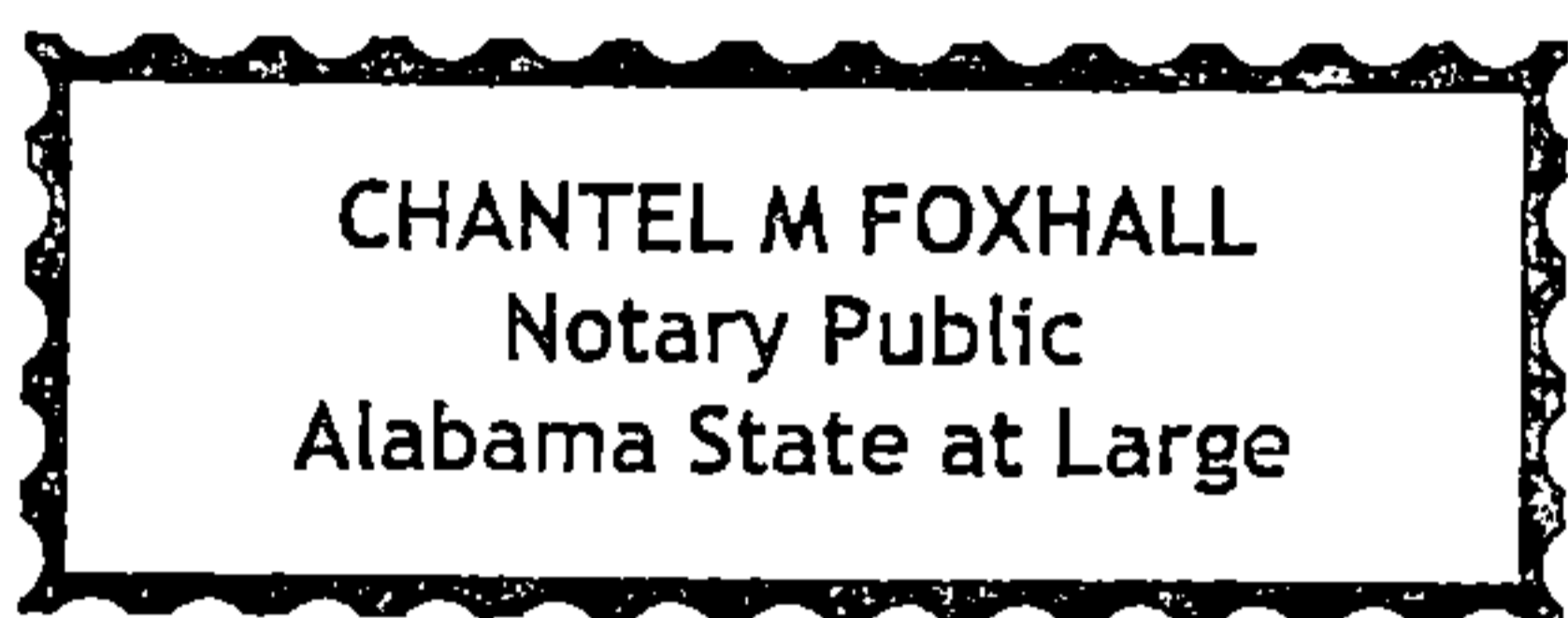
State of *Alabama*

County of *Shelby*

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I, *Chantel M Foxhall* hereby certify that **Selma Martins Pereira** 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 executed the same voluntarily on the day the same bears date.

Given under my hand this *25* day of *Mar*, A. D. *2025*



*Chantel M Foxhall*  
Signature of Officer

*Chantel M Foxhall*  
Printed Name

*Notary public*  
Title of Officer

My Commission Expires: *1.5.2028*

(Seal)



ACKNOWLEDGMENT

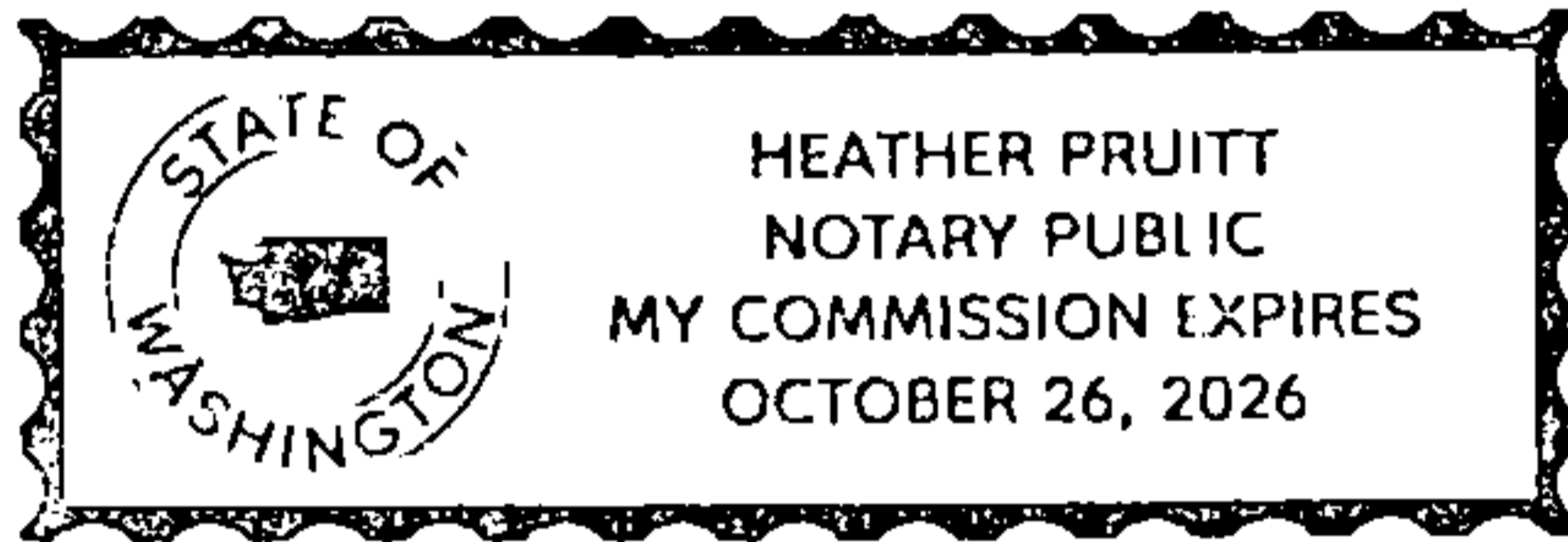
State of Washington

County of King

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I, Heather Pruitt, a Notary Public in and for said County, in said State, hereby certify that **Darryl Lewis** whose name as **Program Administrator** of the **Choctaw American Insurance, Inc.**, a corporation 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 28<sup>th</sup> day of March 2025.



Heather Pruitt  
Signature of Officer

Heather Pruitt  
Printed Name

Notary Public  
Title of Officer

My Commission Expires: 10/26/2026

(Seal)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/04/2025 08:03:55 AM  
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Allie S. Bayl

