

This Instrument Prepared By:
Kyle England, Esq. #5936-N872
SPAETH & DOYLE LLP
501 S. Cherry Street, Suite 700
Glendale, CO 80246

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Eighty-Five Thousand And No/100 DOLLARS (\$285,000.00)** and other good and valuable consideration paid to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof, is hereby acknowledged, **MCH SFR PROPERTY OWNER 3 LLC, a Delaware Limited Liability Company** (herein referred to as GRANTOR), does hereby GRANT, BARGAIN, SELL and CONVEY unto **Reza Jahadi Afooshteh and Parisa Hatef Adel, a married couple**, (herein referred to as GRANTEES), GRANTEE'S heirs and assigns, the following described real estate, situated in the County of Shelby, and State of Alabama, to wit:

LOT 140, ACCORDING TO THE SURVEY OF THE COTTAGES AT STONEHAVEN, THIRD ADDITION AS RECORDED IN MAP BOOK 26, PAGE 15, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Also known by street and number as: 114 Stone Hill Circle, Pelham, AL 35124
APN/Parcel ID: 13 6 23 4 004 061.000

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

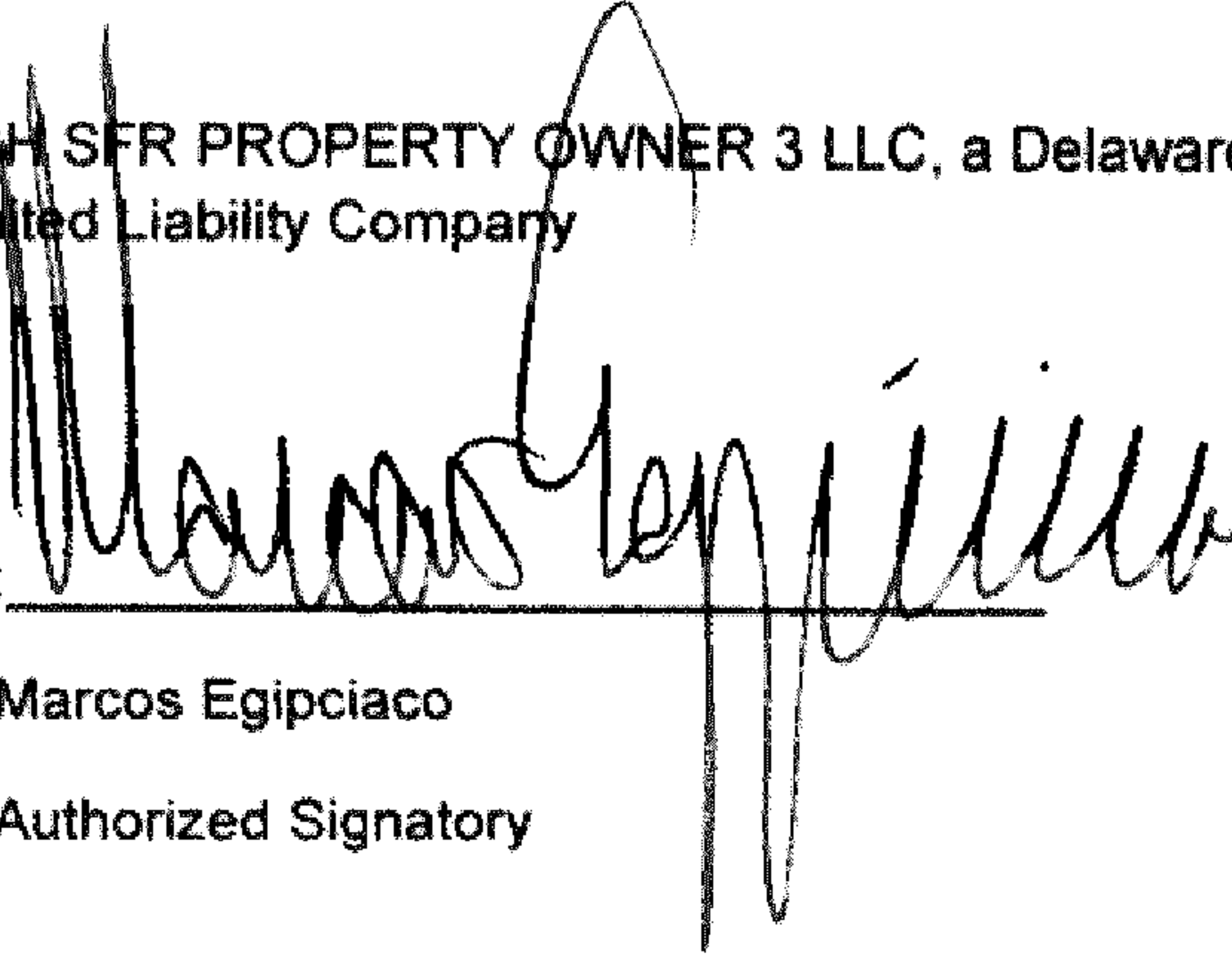
TO HAVE AND TO HOLD, the aforesaid premises to the said GRANTEES, GRANTEE'S heirs and assigns **FOREVER**.

And GRANTOR does covenant with the said GRANTEES, GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee simple of the aforementioned premises; that it is free from all encumbrances, except as hereinabove provided; that GRANTOR has a good right to sell and convey the same to the said GRANTEES, GRANTEE'S heirs and assigns, and that GRANTOR will **WARRANT AND DEFEND** the premises to the said GRANTEES, GRANTEE'S heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

As used herein, each gender shall include all genders, and the singular shall include the plural and the plural the singular as the context shall require.

IN WITNESS WHEREOF, GRANTOR have hereunto set the hands and seals below, this 22~~23~~ day of May, 2025.

MCH SFR PROPERTY OWNER 3 LLC, a Delaware
Limited Liability Company

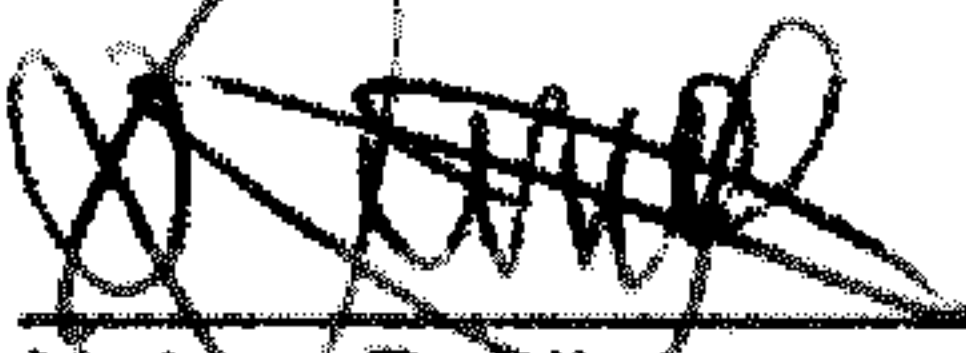
BY: 

Marcos Egipciaco

Authorized Signatory

STATE OF Florida
COUNTY OF Miami-Dade

I, Dina Martinez Orriols, a Notary Public, do hereby certify that Marcos Egipciaco as Authorized Signatory for MCH SFR PROPERTY OWNER 3 LLC, a Delaware Limited Liability Company whose name is 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, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand this this 22 day of May, 2025



Notary Public

Witness my hand and official

Grantor's Address: 14355 Commerce Way, Miami Lakes, FL 33016

Grantee's Address: 114 Stone Hill Circle, Pelham, AL 35124

Property Address: 114 Stone Hill Circle, Pelham, AL 35124



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2025 11:27:37 AM
\$82.00 JOANN
20250530000165100

Alvin S. Boyd