

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
ABR Properties, L.L.C.
625 39th Street South
Birmingham, Alabama 35222

STATUTORY WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **SIX HUNDRED FIVE THOUSAND AND 00/100 Dollars (\$605,000.00)** to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is acknowledged,

Mi Casa Finder LLC, an Alabama Limited Liability Company

(hereinafter referred to as “Grantor”) do grant, bargain, sell and convey unto

ABR Properties, L.L.C., an Alabama limited liability company

(hereinafter referred to as “Grantee”) the following described real estate situated in Shelby County, Alabama to-wit:

See Exhibit “A” attached hereto

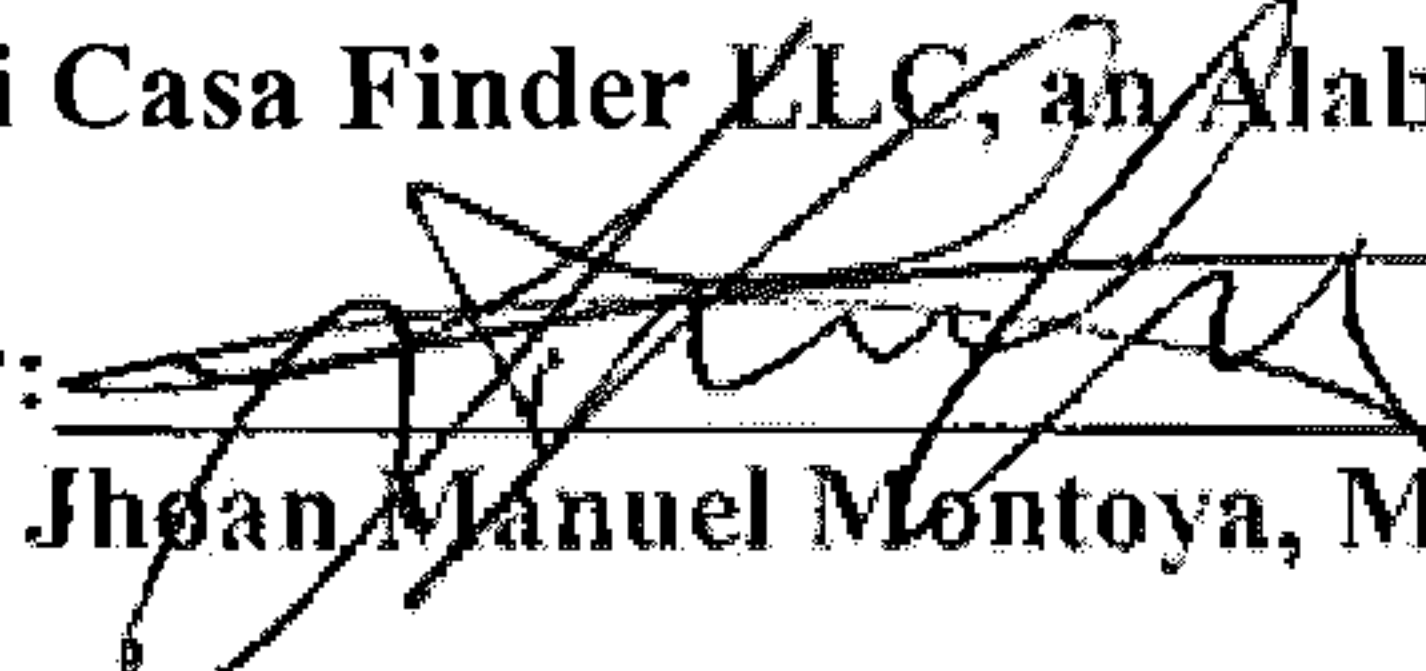
- Subject to:
- (1) 2026 ad valorem taxes not yet due and payable;
 - (2) all mineral and mining rights not owned by the Grantor; and
 - (3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD UNTO Grantee, its successors and assigns, forever;

Grantor makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the Grantor has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the Grantor.

IN WITNESS WHEREOF, Grantor has set its seal by its authorized representative, this 5th day of November, 2025

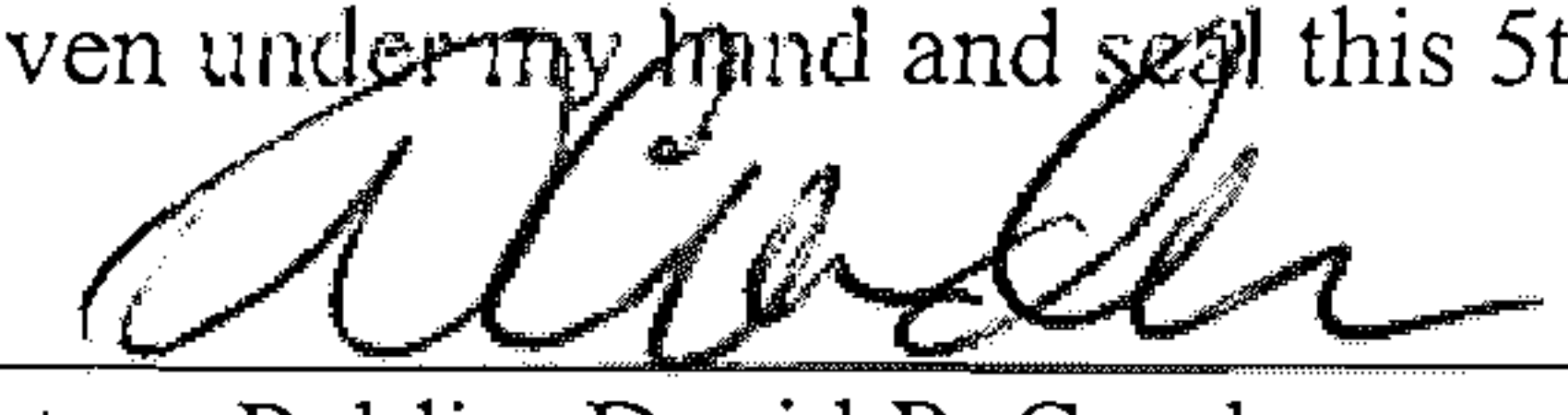
Mi Casa Finder LLC, an Alabama Limited Liability Company

By:  (SEAL)
Jhoan Manuel Montoya, Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David P. Condon, a Notary Public, in and for said County in said State, hereby certify that Jhoan Manuel Montoya, whose name 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 the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Limited Liability Company.

Given under my hand and seal this 5th day of November, 2025.


Notary Public: David P. Condon
My Commission Expires: 02.12.2026

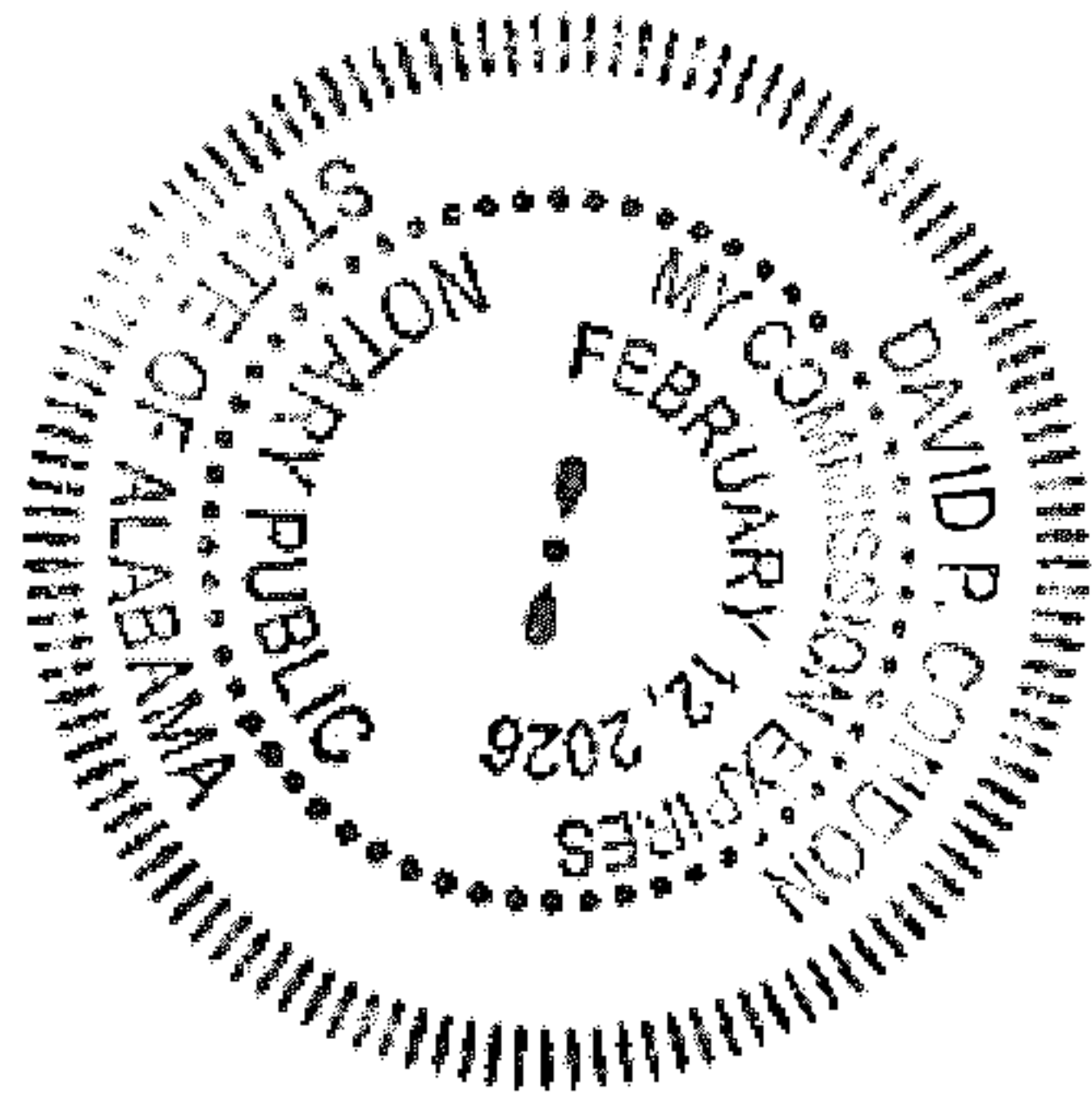


Exhibit “A” – Legal Description

The Land referred to herein below is situated in the County of Shelby, and is described as follows:

Parcel I: A parcel of land in the SE 1/4 of NE 1/4 of Section 2, Township 22 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the northwest corner of the SE 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 1 West; thence run South 00 degrees 59 minutes 05 seconds East along the West line thereof for a distance of 355.10 feet to the point of beginning (being the SW corner of the property conveyed by Weaver Agency of Bessemer, Inc., to James and Genia Dillard by Instrument #1993-09869}; thence continue South 00 degrees 59 minutes 05 seconds East for a distance of 306.61 feet to the Southwest corner of the North 1/2 of said 1/4 - 1/4 Section; thence run North 87 degrees 56 minutes 11 seconds East for a distance of 1284.01 feet to the Westerly right of way of Egg and Butter Road; thence run North 15 degrees 53 minutes 39 seconds West along said right of way for a distance of 340.63 feet; thence leaving said right of way run South 86 degrees 46 minutes 41 seconds West for a distance of 1197.06 feet to the point of beginning.

Parcel II: A parcel of land in the SE 1/4 of the NE 4 of Section 2, Township 22 South, Range 1 West, being more particularly described as follows: Commencing at a 1/2" rebar found with a cap stamped "S. Wheeler RPS 16165" at the E 1/4 of said Section 2: thence S 88°37'01"W along the South line of said sixteenth section a distance of 333.52 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165 at the Point of Beginning; thence S 88°37'01"W a distance of 1000.57 feet to a 4" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence N 00°20'28"W a distance of 661.52 feet to a 1/2" rebar set with a cap stamped "S. Wheeler RPLS 16165" thence N 88°37'26"W a distance of 1000.78 feet to a 14" rebar set, with a cap stamped "S. Wheeler RPLS 16165", thence S 00°19'22"E a distance of 661.40 feet to the point of beginning.

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	Grantee's Name	ABR Properties, LLC
Mailing Address	3420 Pelham Parkway	Mailing Address	625 39th Street South
	Pelham, AL 35124		Birmingham, AL 35222
Property Address	1708 Egg and Butter Road	Date of Sale	11/05/2025
	Columbiana, AL 35051	Total Purchase Price	\$ 605,000.00
		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	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

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.

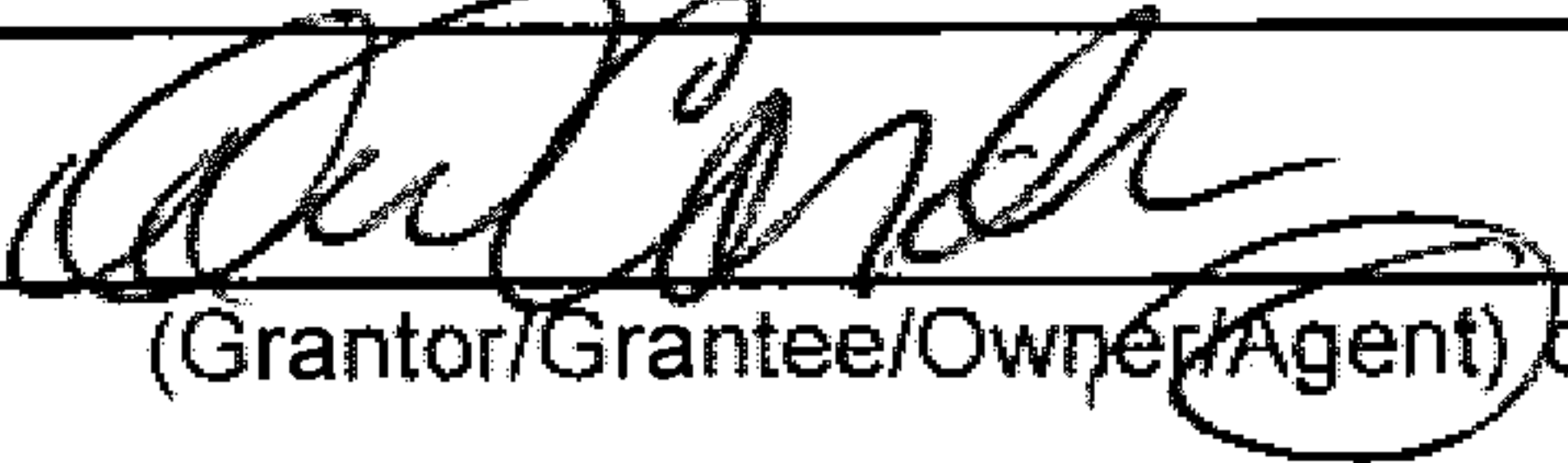
Date of Sale - the date on which interest to the property was conveyed.

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	11/05/2025	Print	David P. Condon
☐ 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
11/07/2025 11:02:43 AM
\$633.00 KELSEY
20251107000343380

Allen S. Bayl