

This Instrument was Prepared by:

Send Tax Notice To: Mondragon Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

530 Hwy 47
Columbiana AL 35051

File No.: S-19-25338

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Thirteen Thousand Five Hundred Dollars and No Cents (\$13,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Helen Joyce Gober**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mondragon Properties, LLC, an Alabama Limited Liability Company**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

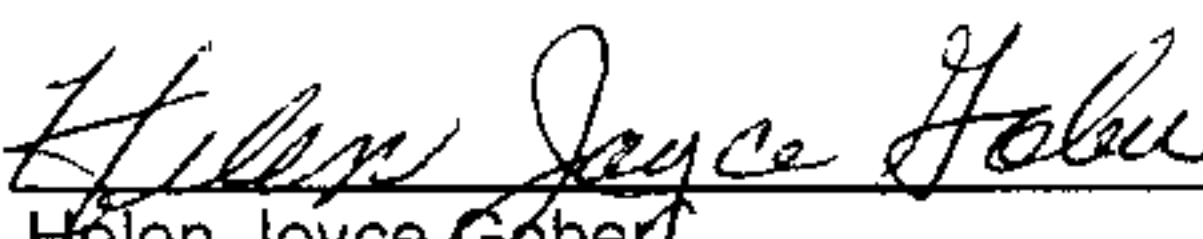
Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$0.00 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 to the said Grantee, his, her or their heirs and assigns forever.

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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of April, 2019.


Helen Joyce Gober



20190402000104400 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
04/02/2019 10:22:53 AM FILED/CERT

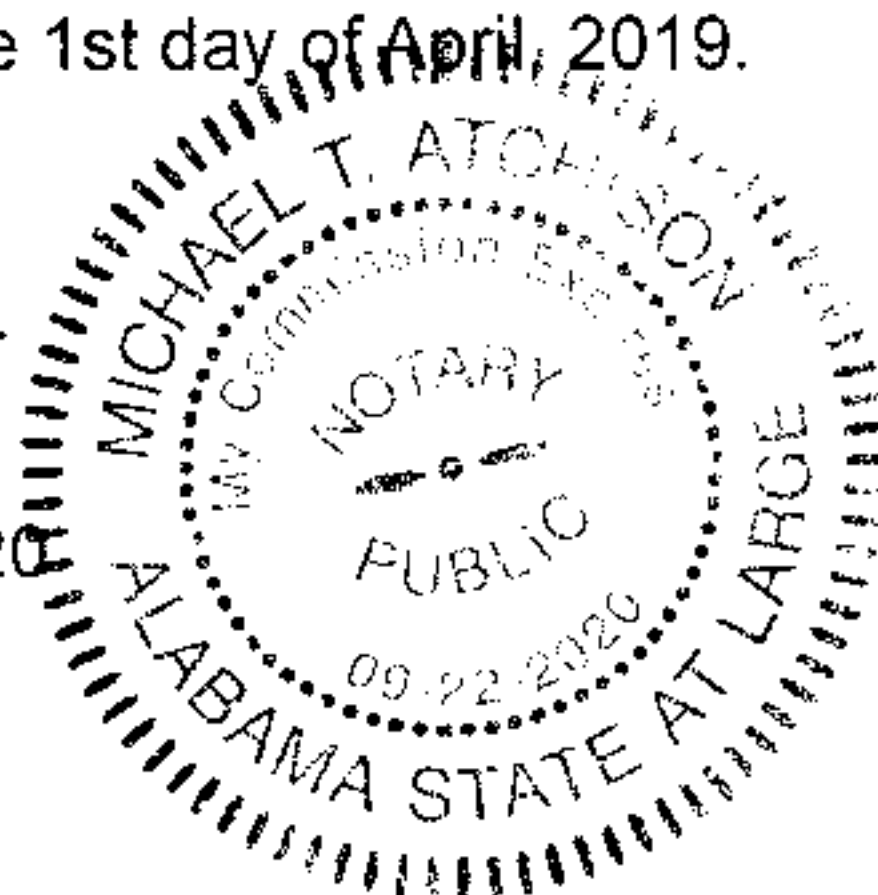
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Helen Joyce Gober, whose name(s) 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of April, 2019.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 04/02/2019
State of Alabama
Deed Tax: \$13.50

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL 2:

Commence at the SE corner of above said 1/4-1/4; thence South 90 degrees 00 minutes 00 seconds West, a distance of 578.09 feet; thence North 08 degrees 00 minutes 00 seconds West, a distance of 425.15 feet; thence North 14 degrees 01 minutes 00 seconds West, a distance of 102.40 feet; thence North 06 degrees 30 minutes 00 seconds West, a distance of 200.00 feet; thence South 87 degrees 42 minutes 55 seconds East, a distance of 96.17 feet to the point of beginning; thence continue along the last described course, a distance of 103.83 feet; thence North 05 degrees 19 minutes 44 seconds West, a distance of 100.25 feet; thence North 87 degrees 42 minutes 55 seconds West, a distance of 109.12 feet; thence South 00 degrees 44 minutes 26 seconds East, a distance of 30.00 feet; thence North 89 degrees 15 minutes 34 seconds East, a distance of 13.30 feet; thence South 00 degrees 44 minutes 26 seconds East, a distance of 70.21 feet to the point of beginning.

According to survey of Rodney Y. Shiflett, RPLS#21784, dated September 6, 2006.



20190402000104400 2/3 \$34.50
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Helen Joyce Gober
Mailing Address 11384 Hwy 47
Shelby, AL 35143

Grantee's Name Mondragon Properties, LLC
Mailing Address 530 Hwy 47
Columbiana AL 35051

Property Address 11384 Highway 47
Shelby, AL 35143

Date of Sale April 01, 2019
Total Purchase Price \$13,500.00

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 of 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 March 27, 2019

Print Helen Joyce Gober

☐ Unattested

Sign Helen Joyce Gober
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



20190402000104400 3/3 \$34.50
Shelby Cnty Judge of Probate, AL
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Form RT-1