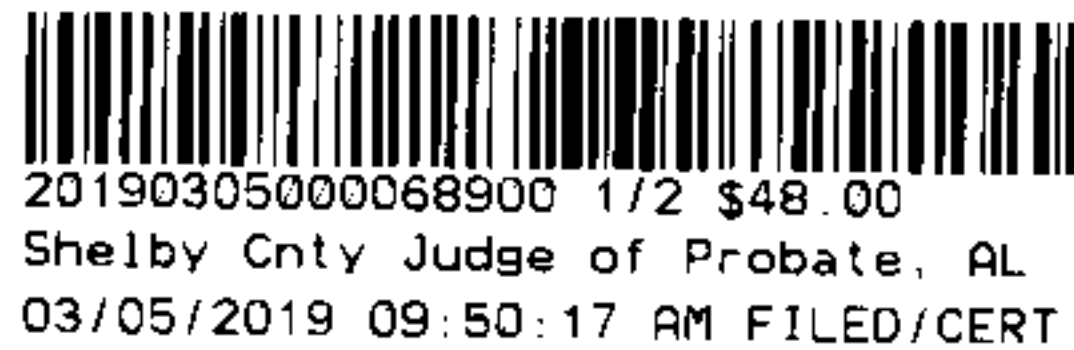


**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

This instrument was prepared by:  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**



Send Tax Notice to:  
**Antonio Mondragon**  
**121 Waxahatchee Rd**  
**Shelby AL 35143**

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of **THIRTY THOUSAND DOLLARS AND ZERO CENTS (\$30,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Maritza Torres, a single woman** (herein referred to as **Grantors**), grant, bargain, sell and convey unto, **Mondragon Properties, LLC** (herein referred to as **Grantee**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

***Lots 5, 6, 7, 8, 9 and 10, Block 95, according to Safford's Survey of the Town of Shelby, Alabama, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.***

***Also the North 25 feet of even width of Lot 4, in Block 95, according to Safford's Survey of the Town of Shelby, Alabama, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.***

***Also the North half of Lot 11, Block 95, according to Safford's Survey of the Town of Shelby, Alabama, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.***

***Maritza Mondragon and Maritza Torres are one in the same person.***

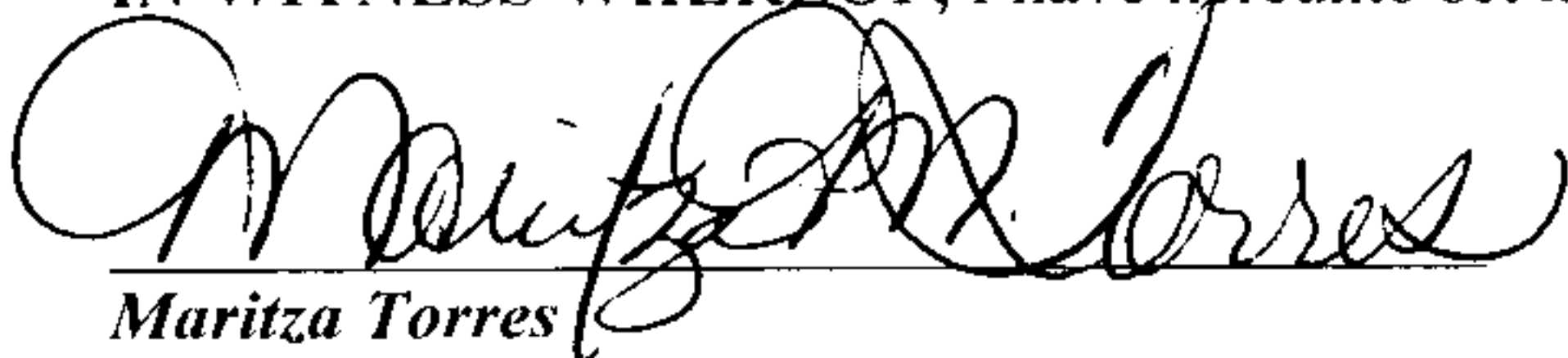
**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** I have hereunto set my hand and seal this 25<sup>th</sup> day of February, 2019.

  
**Maritza Torres**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

Shelby County, AL 03/05/2019  
State of Alabama  
Deed Tax: \$30.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Maritza Torres**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25<sup>th</sup> day of February, 2019.

  
Notary Public  
My Commission Expires: 9/22/202



# Real Estate Sales Validation Form

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

Grantor's Name Maritza Torres  
Mailing Address 121 Waxahatchee Rd  
Shelby AL 35143

Grantee's Name Antino Mondragon  
Mailing Address 121 Waxahatchee Rd  
Shelby AL 35143

Property Address 233 Evergreen Rd  
Shelby AL 35143

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ 30,000.00  
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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other

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 \_\_\_\_\_

Unattested \_\_\_\_\_

Print

Sign

Maritza Torres  
Maritza Torres

(Grantor/Grantee/Owner/Agent) circle one



20190305000068900 2/2 \$48.00  
Shelby Cnty Judge of Probate, AL  
03/05/2019 09:50:17 AM FILED/CERT

Form RT-1