

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:
Mondragon Properties LLC
121 Waxahatchee Road
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY THOUSAND DOLLARS AND ZERO CENTS (\$20,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we **Yolanda Salas, 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:

See attached Exhibit A for Legal Description.

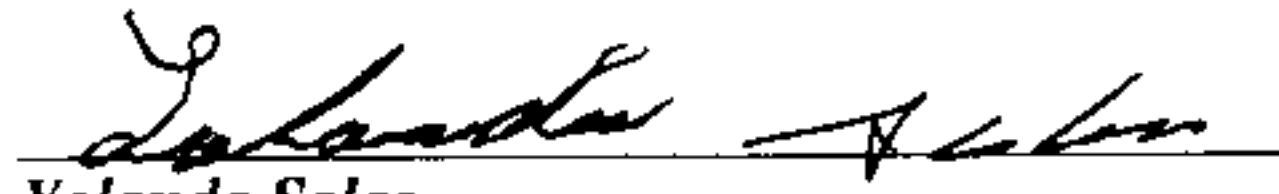
SUBJECT TO:

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 1 day of March, 2019.

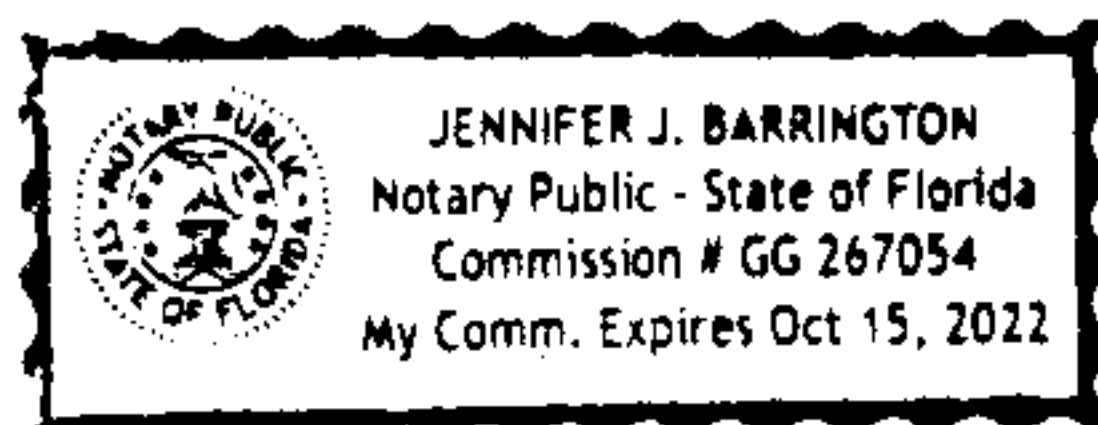

Yolanda Salas

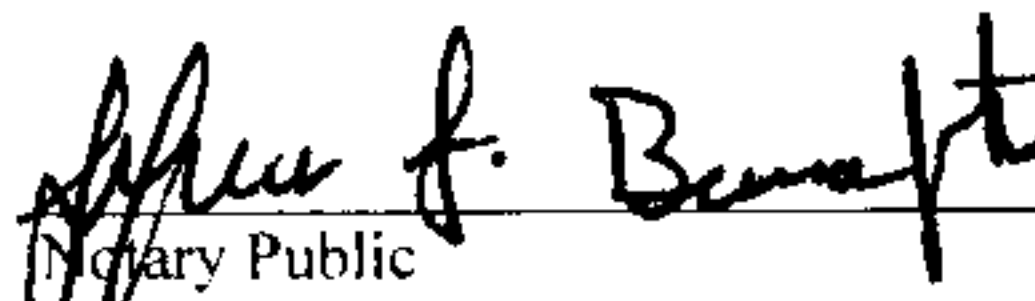
yolanda Salas


STATE OF Florida
COUNTY OF Sumner

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Yolanda Salas**, 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 1 day of March, 2019.




Notary Public
My Commission Expires: Oct 15, 2022


20190306000072070 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
03/06/2019 02:02:11 PM FILED/CERT

Shelby County, AL 03/06/2019
State of Alabama
Deed Tax: \$20.00

EXHIBIT A – LEGAL DESCRIPTION

A part of the SW 1/4 of the NW 1/4 and a part of the NW 1/4 of the NW 1/4 of Section 36, Township 21, Range 1 West, being more particularly described as follows:

Commence at the NE corner of the SW 1/4 of the NW 1/4 of Section 36, Township 21 south, Range 1 West; thence run Westerly along the North line of said 1/4-1/4 Section for 501.23 feet to the Westerly right of way of Shelby County Highway #47 and the point of beginning; thence 66 degrees 06 minutes 16 seconds right run Northwesternly along said right of way for 109.11 feet to the Southerly right of way of Looney Road; thence 95 degrees 13 minutes 36 seconds left run Southwesterly along last said right of way for 235.66 feet to the Easterly right of way of Alabama Gas Corporation; thence 82 degrees 12 minutes 23 seconds left run Southerly along last said right of way for 106.11 feet to a 1/2-inch rebar; thence 93 degrees 29 minutes 34 seconds left run Northeastly 239.58 feet to the Westerly right of way said Shelby County Highway #47; thence 89 degrees 04 minutes 27 seconds left run Northwesternly along said right of way for 14.48 feet to the point of beginning.



20190306000072070 2/3 \$41.00
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 Yolanda Salas
Mailing Address 530 Hwy 47
Columbiana AL
35051

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

Property Address 530 Hwy 47
Columbiana AL
35051

Date of Sale 3-1-19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 20,000.00

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 tax value

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 _____

Print Mike T. Atchison

Unattested _____

Sign Mike T. Atchison

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190306000072070 3/3 \$41.00
Shelby Cnty Judge of Probate, AL
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Form RT-1