

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**  
530 Highway 47  
Columbiana AL 35051

## CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **ONE HUNDRED THOUSAND DOLLARS and NO/00 (\$100,000.00)**, to the undersigned grantor, ***Am Pro Instrallers, LLC, an Alabama Limited Liability Company*** (herein referred to as **GRANTOR**) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto, ***Mondragon Properties, LLC*** (herein referred to as **GRANTEE**, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

***SEE ATTACHED EXHIBIT A for Legal Description***

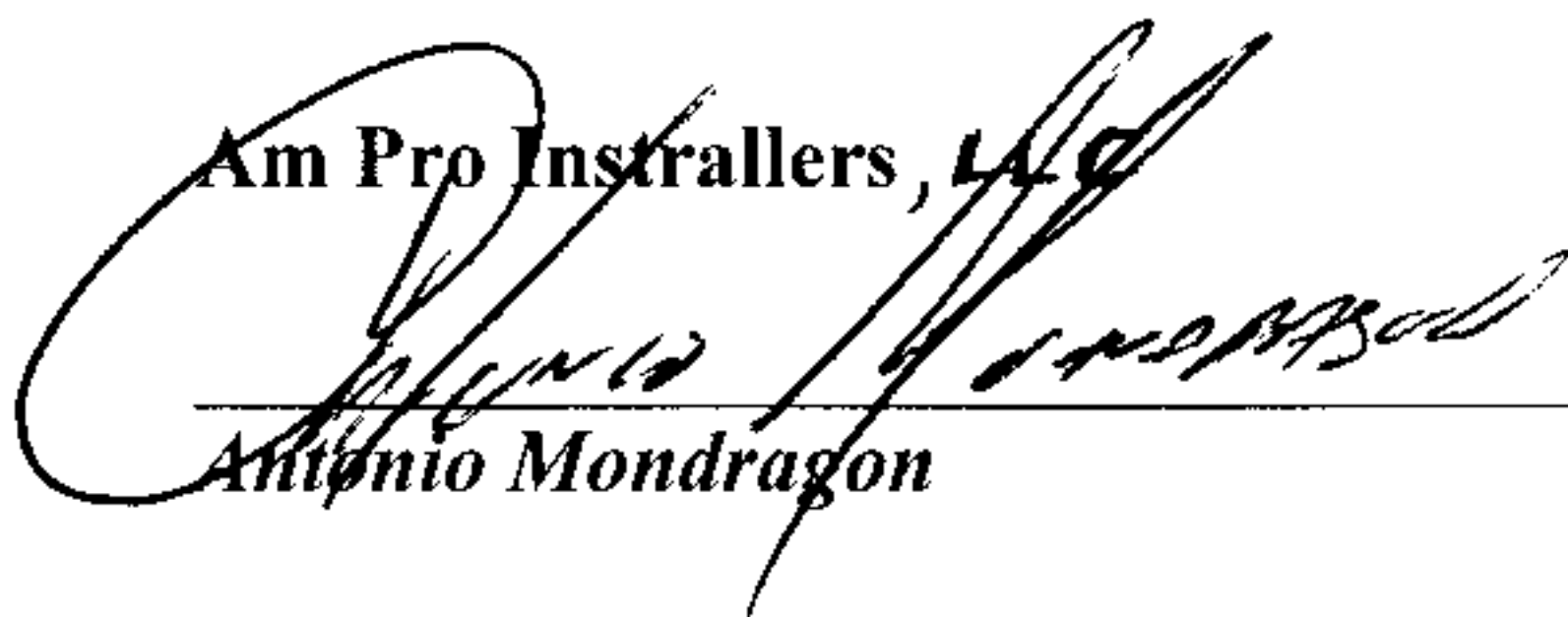
Subject to taxes due for 2019 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

**TO HAVE AND TO HOLD**, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEE, his, her, or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR, by member, who is authorized to execute this conveyance, hereto set its signature and seal, this 3<sup>rd</sup> day of April, 2019.

Am Pro Instrallers, LLC  
  
Antonio Mondragon

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***Antonio Mondragon as Managing Member of Am Pro Instrallers. LLC, an Alabama Limited Liability Company***, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, as such officers, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 3<sup>rd</sup> day of April, 2019.

  
Notary Public  
My Commission Expires: 9/22/2020




Shelby County, AL 04/04/2019  
State of Alabama  
Deed Tax:\$100.00



20190404000109150 1/3 \$121.00  
Shelby Cnty Judge of Probate, AL  
04/04/2019 01:39:34 PM FILED/CERT

### **EXHIBIT A – LEGAL DESCRIPTION**

Commence at the SE corner of SW 1/4 of NE 1/4 of Section 34, Township 24 North Range 15 East; said point being marked by an iron rail; thence run West along South line of said quarter-quarter section a distance of 578.09 feet; thence turn an angle of 82 degrees 00 minutes to the right and run a distance of 425.15 feet; thence turn an angle of 6 degrees 01 minute to the left and run a distance of 102.4 feet; thence turn an angle of 7 degrees 31 minutes to the right and run a distance of 100.00 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn an angle of 96 degrees 30 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 83 degrees 30 minutes to the right and run a distance of 100.00 feet; thence turn an angle of 96 degrees 30 minutes to the right and run a distance of 200 feet to point of beginning. Situated in the SW 1/4 of the NE 1/4 of Section 34, Township 24 North Range 15 East, Shelby County, Alabama.

  
20190404000109150 2/3 \$121.00  
Shelby Cnty Judge of Probate, AL  
04/04/2019 01:39:34 PM FILED/CERT

# Real Estate Sales Validation Form

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

Grantor's Name Am PRO Installers  
Mailing Address 530 Hwy 47  
Columbiana AL  
35051

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

Property Address 121 Waxahatchee Rd  
Shelby AL 35143

Date of Sale 4/3/19  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 100,000.00

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 ANTONIO MONDRAGON

Unattested \_\_\_\_\_

Sign ANTONIO MONDRAGON

ified by)

(Grantor/Grantee/Owner/Agent) circle one



20190404000109150 3/3 \$121.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1