

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

*This Instrument was prepared by:*  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

*Send Tax Notice to:*  
Edilsar Alexander Lopez Recinos  
8469 Hwy 47  
Shelby, AL 35143

**WARRANTY DEED**

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

KNOW ALL MEN BY THESE PRESENTS, that in consideration **SIXTY THOUSAND DOLLARS AND NO CENTS (\$60,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, ***Mondragon Properties, LLC*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Edilsar Alexander Lopez Recinos*** (herein referred to as ***Grantees***), 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.

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record.
- 3. No part of the homestead of the Grantor herein or her spouse.

**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 19<sup>th</sup> day of February, 2021.

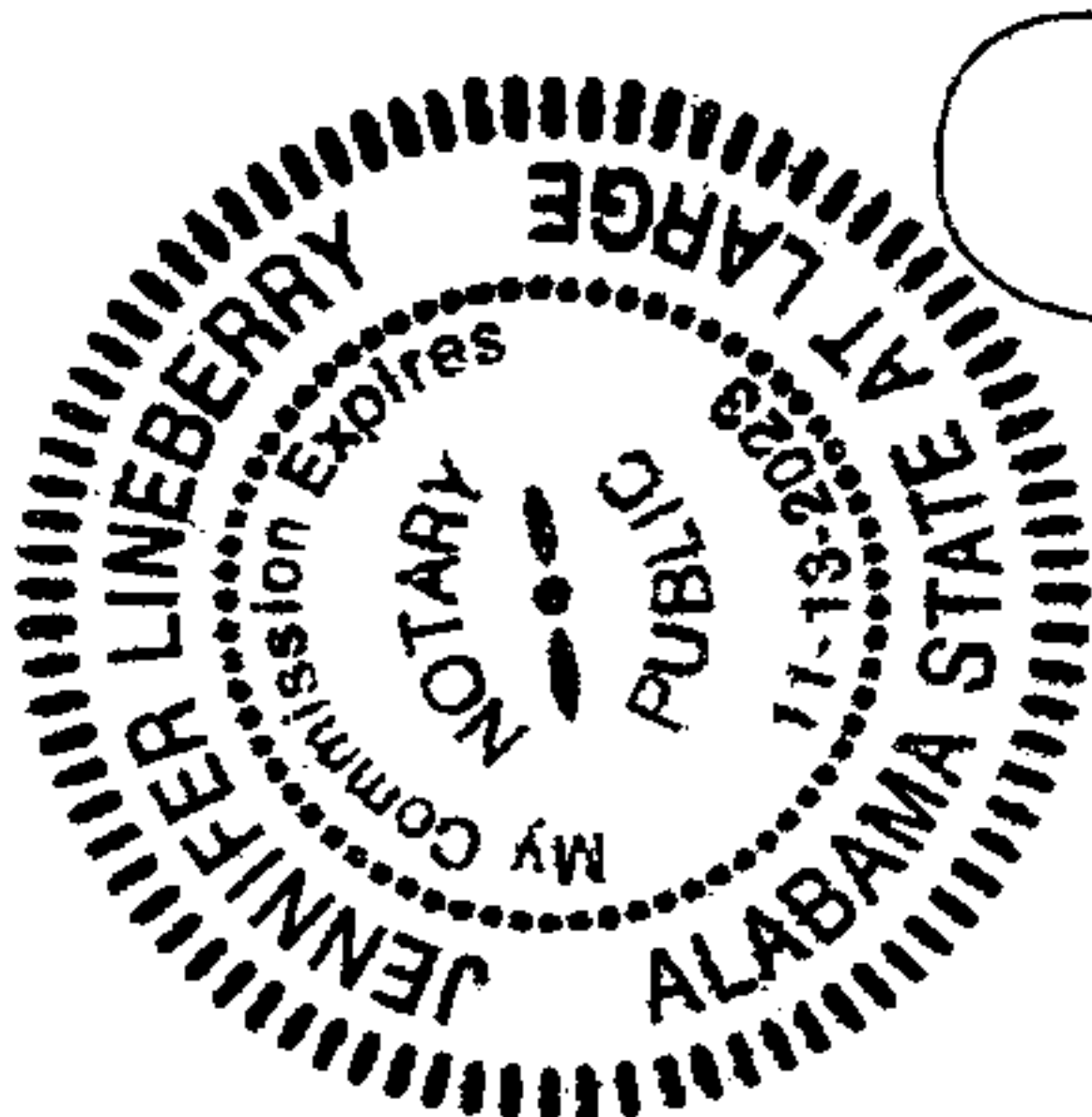


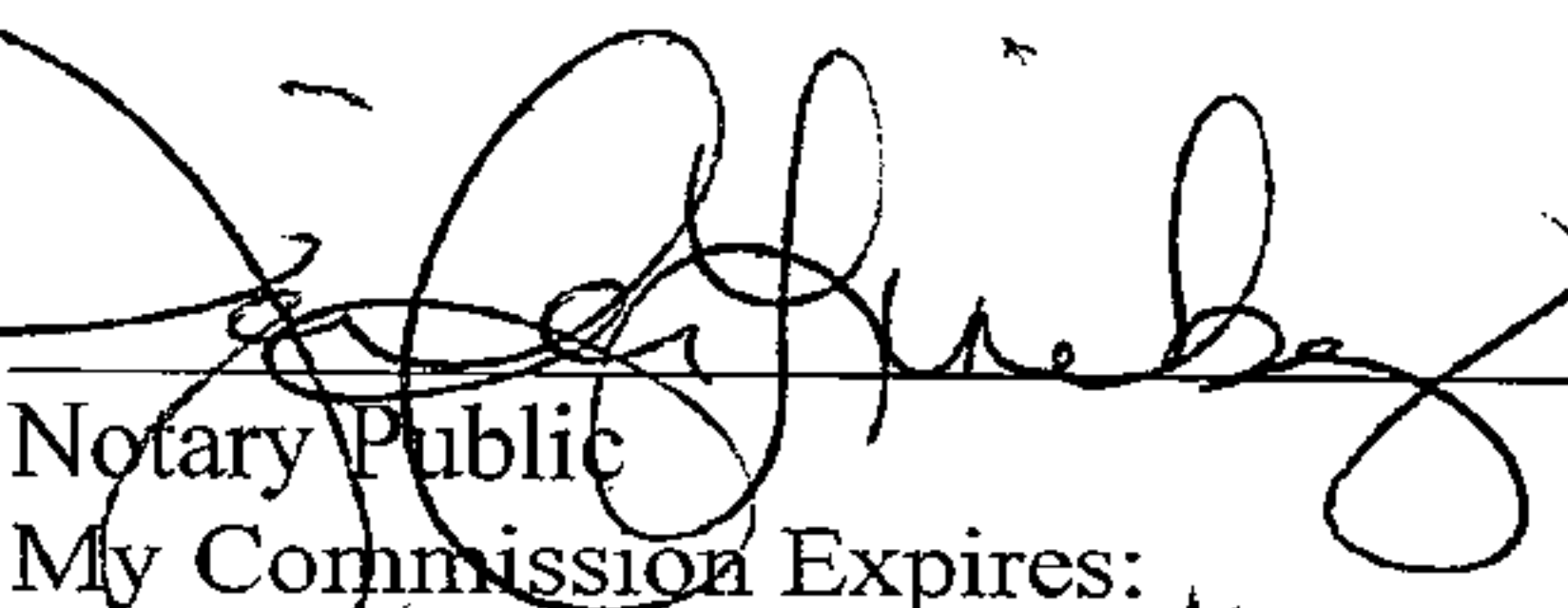
\_\_\_\_\_  
**Mondragon Properties, LLC**  
**By: Marco D. Zuniga**

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

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify ***Marco D. Zuniga as Managing Member of Mondragon Properties, LLC***, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of February, 2021.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11-13-2023

## Real Estate Sales Validation Form

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

Grantor's Name Mondragon Properties Grantee's Name Editsar Alexander  
 Mailing Address \_\_\_\_\_ Mailing Address Lopez Recinos  
 \_\_\_\_\_ Sub 9 Hwy 47  
 \_\_\_\_\_ Shelby, AL 35143

Property Address 233 Evergreen Rd Date of Sale February 19, 2021  
Shelby, AL 35143 Total Purchase Price \$ 60,000.00  
 \_\_\_\_\_ 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 \_\_\_\_\_

Print Mike T Atchison

Unattested \_\_\_\_\_

Sign [Signature]

(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  
 02/23/2021 08:18:23 AM  
 \$85.00 CHERRY  
 20210223000088910

*Allen S. Bayl*