

**This instrument was prepared by:**

Daniel Odrezin  
Daniel Odrezin, LLC  
3138 Cahaba Heights Road  
Birmingham, AL 35243

**Send tax notice to:**

Antonio Mondragon  
8469 Hwy 47  
Shelby, AL 35143

**WARRANTY DEED**

STATE OF ALABAMA)

COUNTY OF SHELBY )

That in consideration of **FORTY SIX THOUSAND AND 00/100 DOLLARS (\$46,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **Nathan R. White, an unmarried man**, (herein referred to as Grantors) do hereby grant, bargain, sell and convey unto **Antonio Mondragon** (herein referred to as Grantee), the following described real estate situated in Shelby County, Alabama, to-wit:


**Lot number 4 in Block 8 of Pine Grove Camp according to the survey of said Pine Grove Camp, as map of which is on file in the Probate Office of Shelby County, Alabama and being situated in the SE Quarter of SE Quarter of Section 12, Township 24, Range 15 East, Shelby County, Alabama except mineral and mining rights and also those water rights heretofore conveyed in the Alabama Power Company be deed recorded in Deed Book 52 at page 176 in the Office of the Judge of Probate of Shelby County, Alabama.**

**SUBJECT TO ALL MATTERS OF RECORD**

TO HAVE AND TO HOLD unto the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his, her or their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 22nd day of August, 2022.

  
Nathan R. White

STATE OF ALABAMA     )  
JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nathan R. White, an unmarried man**, whose names 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 22nd day of August, 2022.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 05/25/2025



**Real Estate Sales Validation Form**

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

Grantor's Name Nathan R. White  
Mailing Address 567 Miller Circle  
Indian Springs, AL 35124

Grantee's Name Antonio Mondragon  
Mailing Address 8469 Hwy 47  
Shelby, AL 35143

Property Address 171 2nd Avenue  
Shelby, AL 35143

Date of Sale August 23, 2022  
Total Purchase Price \$46,000.00  
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 8-23-22 Print A Antonio Mondragon

Unattested \_\_\_\_\_ Sign [Signature]  
(verified by) (Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
08/23/2022 12:17:07 PM  
\$74.00 JOANN  
20220823000330520

*Allie S. Byrd*