

This Instrument was Prepared by:

Send Tax Notice To: Mondragon Properties, LLC

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

8469 Hwy 47
Shelby AL 35143

File No.: S-22-28610

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Thousand Dollars and No Cents (\$80,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Ronald Garrett**, a married man (herein referred to as Grantor, whether one or more), 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 EXHIBIT "A" ATTACHED HERETO

Property may be subject to 2023 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No Part of Homestead

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of September, 2022.

Ronald Garrett
Ronald Garrett

State of Alabama

County of Shelby

I, Michael Atchison, a Notary Public in and for the said County in said State, hereby certify that Ronald Garrett, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of September, 2022.

Michael Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

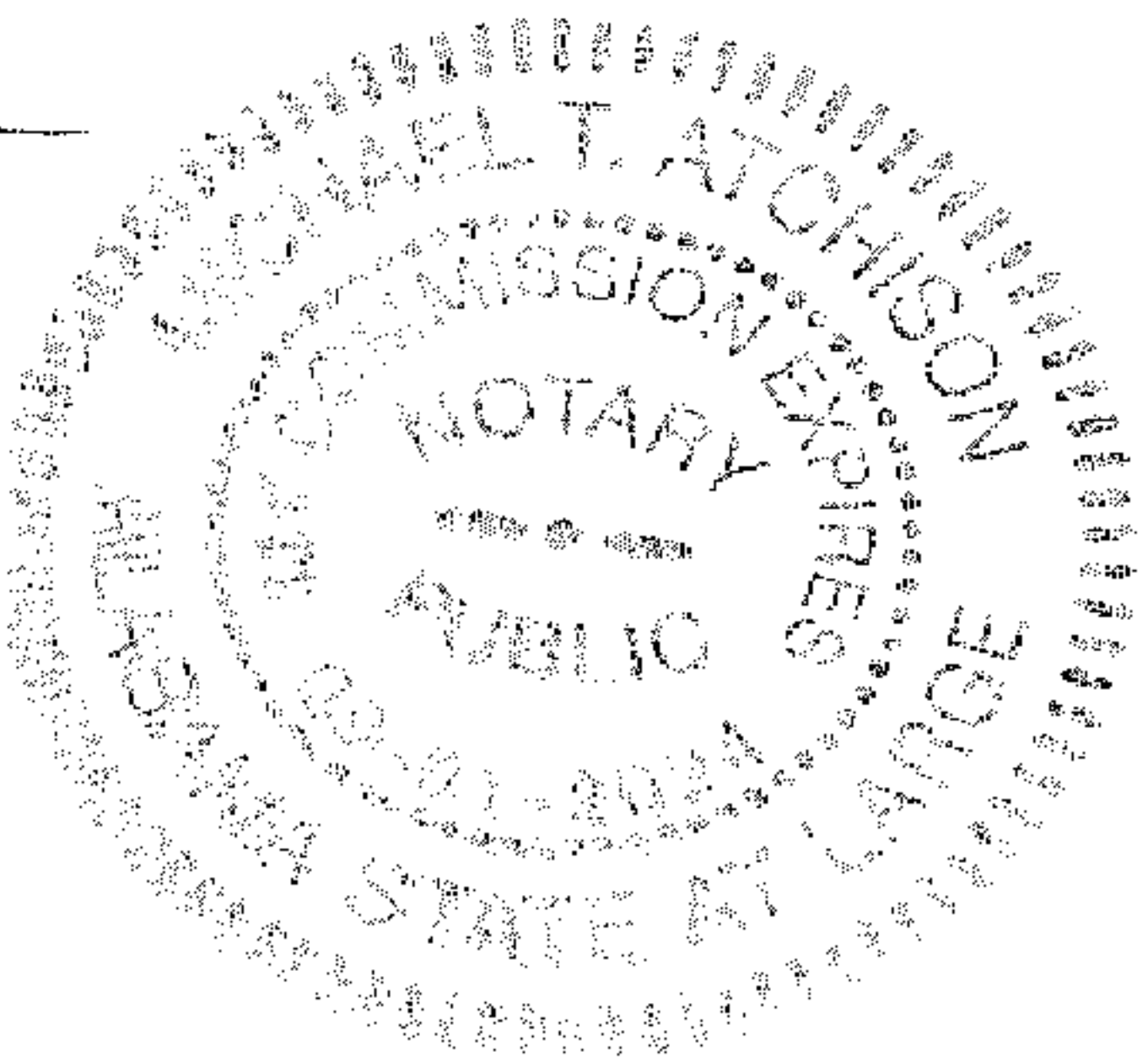


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of Block 1, according to Safford's Survey of the Town of Shelby recorded in Map Book 3, Page 38, Probate Office, Shelby County, Alabama, being located as shown herein and more particularly described as follows:

Commence at the Southwest corner of Block 1 of said Safford Survey; thence proceed in a Northerly direction along the East boundary of Church Street for 215.00 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along the East boundary of Church Street for 177.36 feet to a point; thence turn 98 degrees 23 minutes 22 seconds right and run 134.52 feet to a point; thence turn 88 degrees 29 minutes 50 seconds right and run 173.14 feet to a point; thence turn 90 degrees 17 minutes 35 seconds right and run 113.21 feet to the point of beginning.

PARCEL 2:

A part of Block 1, according to Map of Shelby, Alabama, Ed. S. Safford Engineer, as recorded in Map Book 3, on pages 38 and 47, in the Probate Office of Shelby County, Alabama, described as follows: Begin at the SE corner of Block 1, and run in a Northerly direction along West line of First Street 390 feet; thence South 86 degrees 10 minutes West 134.3 feet to corner of Ed. Carden lot; thence South 5 degrees 15 minutes East 390.7 feet, more or less, to North line of 10th Street; thence East along the North line of 10th Street, 90 feet to point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT: The following described property: Beginning at the SE corner of Block 1, Safford's Addition to the Map of Shelby, Alabama, recorded in Map Book 3, at Page 38 and 47, run West 50 feet; thence North 54 feet; thence East 50 feet; thence South 54 feet, back to the point of beginning. All being situated in Shelby County, Alabama.

ALSO LESS AND EXCEPT: the property conveyed to Russell C. Ledford and Deborah A. Ledford, by deed recorded in Instrument #1993-4141, being more particularly described as follows: A part of Block One of Safford's Map of Shelby as recorded in Map Book 3, Page 38 and 47, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Block One; thence North 01 degrees 15 minutes 58 seconds East along the West right of way of First Street 50.0 feet to the point of beginning; thence continue last course 206.0 feet; thence run South 78 degrees 46 minutes 10 seconds West 120.16 feet; thence South 05 degrees 15 minutes 00 seconds East 245.70 feet; thence run North 84 degrees 48 minutes 51 seconds East 40.0 feet; thence run North 01 degrees 15 minutes 58 seconds East 54.0 feet; thence run North 84 degrees 48 minutes 51 seconds East 50.0 feet to the point of beginning.

PARCEL 3:

A parcel of land in the Northeast Quarter of the Northeast Quarter of Section 24, Township 22 South, Range 1 West, being the same land described in a deed to Howard Carden, recorded in Real Book 75, Page 791, of the Real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commencing at a 3-inch angle iron found for the Southeast corner of Block 1, according to Safford's Map of Shelby, recorded in Map Book 3, Page 38, of the map records of Shelby County; thence North 00 degrees 45 minutes 37 seconds West, along the West line of First Street, a distance of 63.61 feet to a point; thence North 04 degrees 13 minutes 48 seconds East along the West line of First Street, a distance of 325.06 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165" at a point of beginning; thence South 89 degrees 18 minutes 16 seconds West, a distance of 210.00 feet, to a 1/2-inch rebar set with a cap stamped "S. Wheeler RPLS 16165"; thence North 04 degrees 13 seconds 48 seconds East, a distance of 210.00 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence North 89 degrees 18 minutes 16 seconds East a distance of 210.0 feet to a 1/2-inch rebar set, with a cap stamped "S. Wheeler RPLS 16165, on the West right of way of First Street; thence South 04 degrees 13 minutes 48 seconds West, a distance of 210.00 feet to the point of beginning.

Less and except property conveyed to Chad Ledford and Russell Ledford in Instrument #20080228000081530, in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel 4:

A part of Block 1 according to Map of Shelby Alabama, Ed S. Safford Engineer, as recorded in Map Book 3 on pages 38 and 47 in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said Block 1 and run thence in a Northerly direction along the Eastern boundary of Church Street a distance of 215 feet to a point, which point is the SW corner of the Edgar Wilson and Ada Mae Wilson lot; thence turn to the right and run along the Southern boundary of said Edgar Wilson and Ada Mae Wilson lot a distance of 114.5 feet to a point on the Western boundary of the Joel and Hazel Pate lot; thence turn to the right and run in a Southerly direction along the Western boundary of said Joel and Hazel Pate lot a distance of 215 feet, more or less, to a point on the Southern boundary of said Block 1; thence turn to the right and run a distance of 91 feet more or less, to the point of beginning. Situated in Shelby County, Alabama.

Poor Quality

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Ronald Garrett	Grantee's Name	Mondragon Properties, LLC
Mailing Address	405 Wilderness Trl Shelby, AL 35143	Mailing Address	8469 Hwy 87 Shelby AL 35143
Property Address	99 Driftwood Rd. Shelby, AL 35143	Date of Sale	September 15, 2022
		Total Purchase Price	\$80,000.00
		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 of 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 September 14, 2022

Print Ronald Garrett

Unattested

Sign Ronald Garrett

(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
09/16/2022 02:07:58 PM
\$108.00 BRITTANI
20220916000359850

Form RT-1

Alvin S. Bayl