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LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
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Send Tax Notice to:



20221114000421880 1/3 \$33.00
Shelby Cnty Judge of Probate, AL
11/14/2022 12:17:54 PM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS. That in consideration of **ONE DOLLARS AND ZERO CENTS (\$1.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Marco Antonio Diaz-Zuniga** (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, 2022.
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 19th day of October 2022.



Marco Antonio Diaz-Zuniga

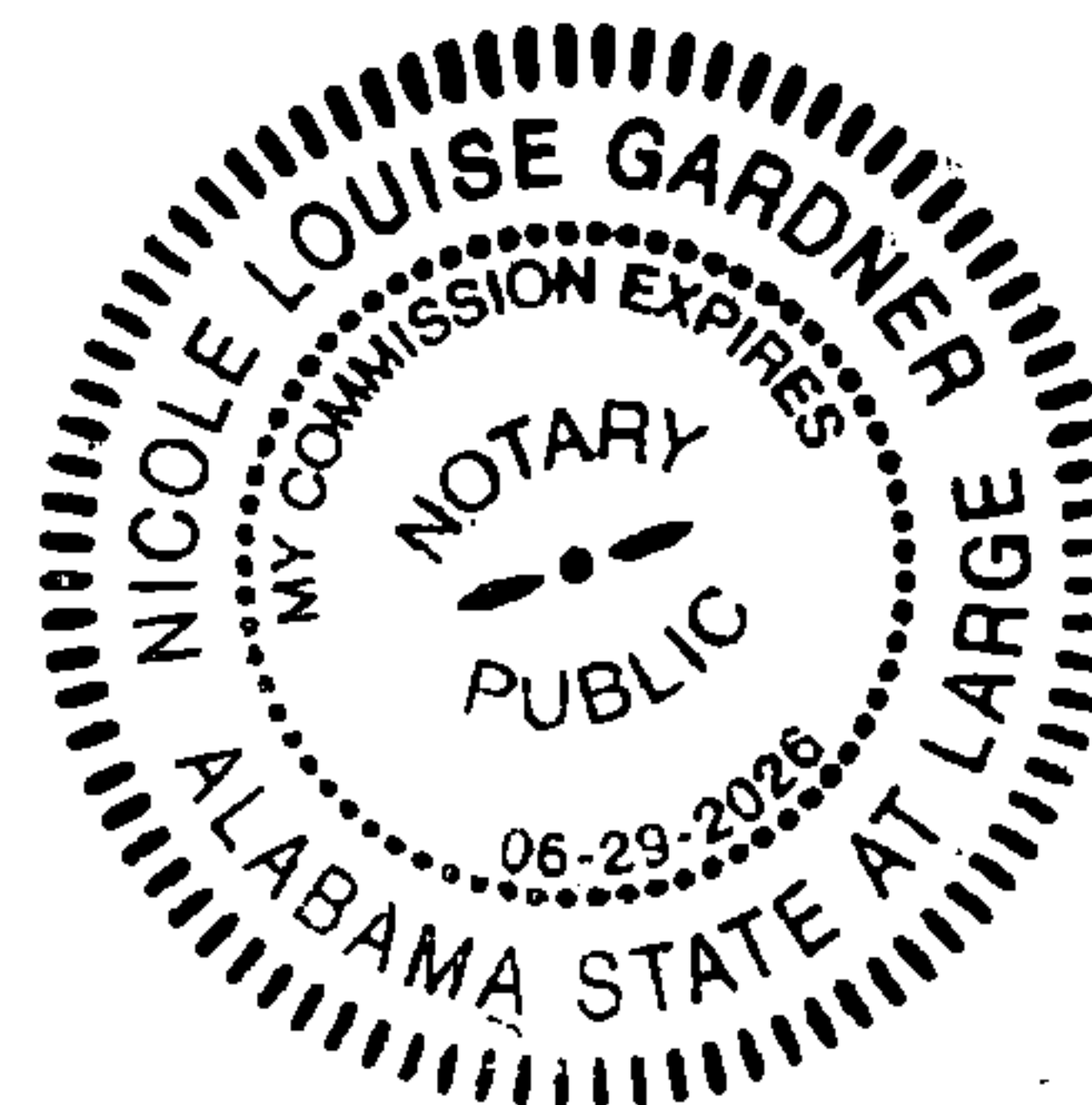
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Marco Antonio Diaz-Zuniga**, 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 19th day of October 2022.




Notary Public
My Commission Expires 6-29-2026



Shelby County, AL 11/14/2022
State of Alabama
Deed Tax: \$5.00

EXHIBIT A – LEGAL DESCRIPTION


20221114000421880 2/3 \$33.00
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TRACT I:

Begin at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 15, Township 24 North, Range 15 East; thence southerly along the East boundary of said 1/4-1/4 section, 361.12 feet; thence 86 degrees 18 minutes right in a westerly direction 291.20 feet to intersection with the centerline of a public road; thence 98 degrees 18 minutes right in a northerly direction along said centerline 362.04 feet to intersection with the North boundary of said 1/4-1/4 section; thence easterly along said North boundary 262.25 feet to the point of beginning. LESS AND EXCEPT that part of said property lying northeasterly of County Highway No. 71 right of way. Situated in Shelby County, Alabama.

TRACT 2-A:

Begin at the NE corner of the SE 1/4 of the SW 1/4 of Section 15, Township 24 North, Range 15 East; thence southerly along the East boundary of said quarter-quarter Section 361.12 feet to the point of beginning; thence continue southerly along said East boundary a distance of 180.56 feet to a point; thence turn an angle of 88 degrees 35 minutes and run in a westerly direction 304.30 feet to intersection with the centerline of a public road; thence run in a northerly direction along centerline of said road a distance of 169.82 feet; thence turn an angle of 81 degrees 42 minutes to the right and run a distance of 291.20 feet to the point of beginning; except right of way of said public road; Being the same description as Tract 2-A as described on survey by W. M. Varnon, Reg. L.S. dated July, 1977. Situated in Shelby County, Alabama.

TRACT 2-B:

Begin at the NE corner of the SE 1/4 of the SW 1/4 of Section 15, Township 24 North, Range 15 East; thence southerly along the East boundary of said Quarter-Quarter Section 541.68 feet to point of beginning; thence continue southerly along said East boundary a distance of 180.56 feet to a point; thence turn an angle of 92 degrees 02 minutes right in a westerly direction 376.49 feet to intersection with the centerline of a public road; thence 125 degrees 16 minutes right in a northeasterly direction along said centerline 36.11 feet to the point of beginning of the arc of a curve, turning to the left, being subtended by a central angle of 32 degrees 42 minutes having a radius of 249.14 feet and a chord of 140.27 feet; thence northeasterly and thence northerly along said arc, which is also along said centerline 142.19 feet; thence turn an angle of 83 degrees 59 minutes right and run easterly 304.30 feet to the point of beginning; and being the same description as Tract No. 2-B as described on survey of W. M. Varnon, Reg. L.S. dated July, 1977. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Marco A Diaz
Mailing Address 2112 Rocky Ridge Rd
Suite 100
Hoover, AL 35246

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

Property Address 8575 Hwy 47
Shelby, AL 35143

Date of Sale 10-19-22
Total Purchase Price \$ 5,000.00
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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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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 10-19-22

Print Marco A Diaz

Unattested

Sign

(verified by)

[Signature]
Grantor/Grantee/Owner/Agent) circle one