

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:
Edwin Quevedo
99 Dr. J. Wood Rd
Shelby AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED THIRTY SEVEN THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$337,500.00)**, 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 **Grantors**) grant, bargain, sell and convey unto **Edwin Leonel Asisclo Quevedo and Ruth Reyes as tenants with right of survivorship** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

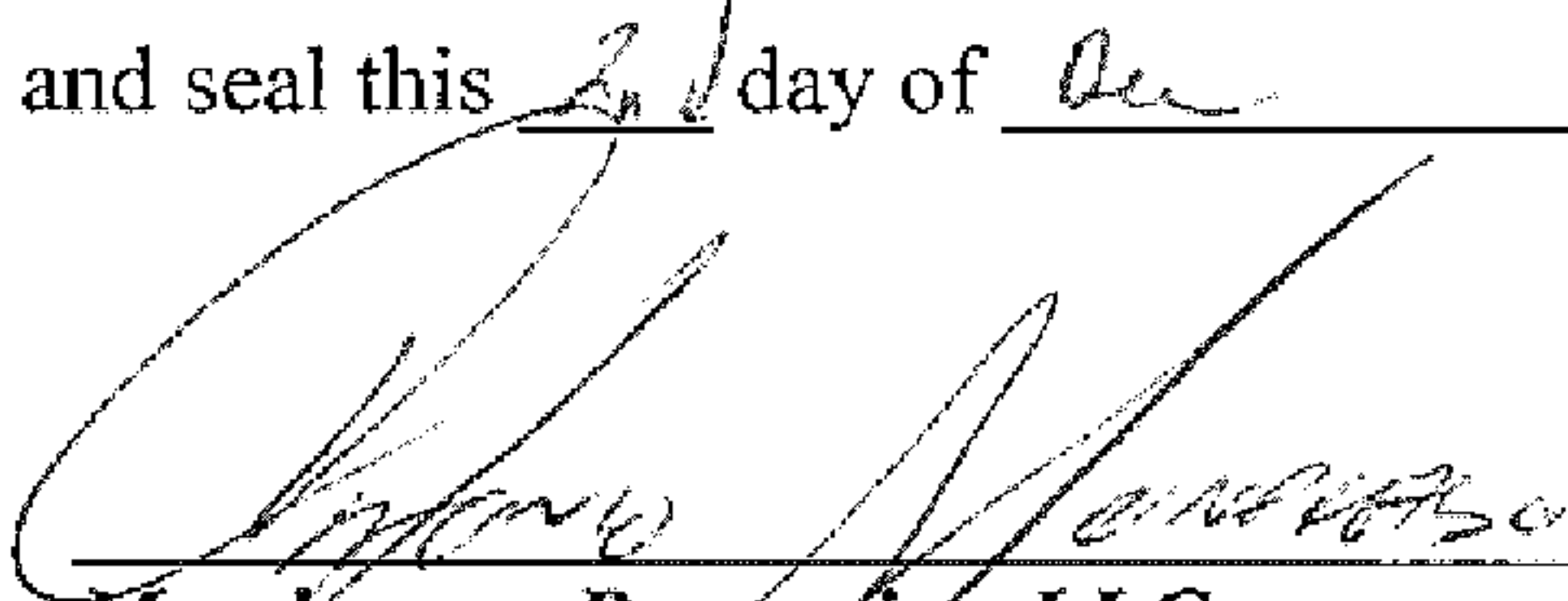
- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record

\$332,500.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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.

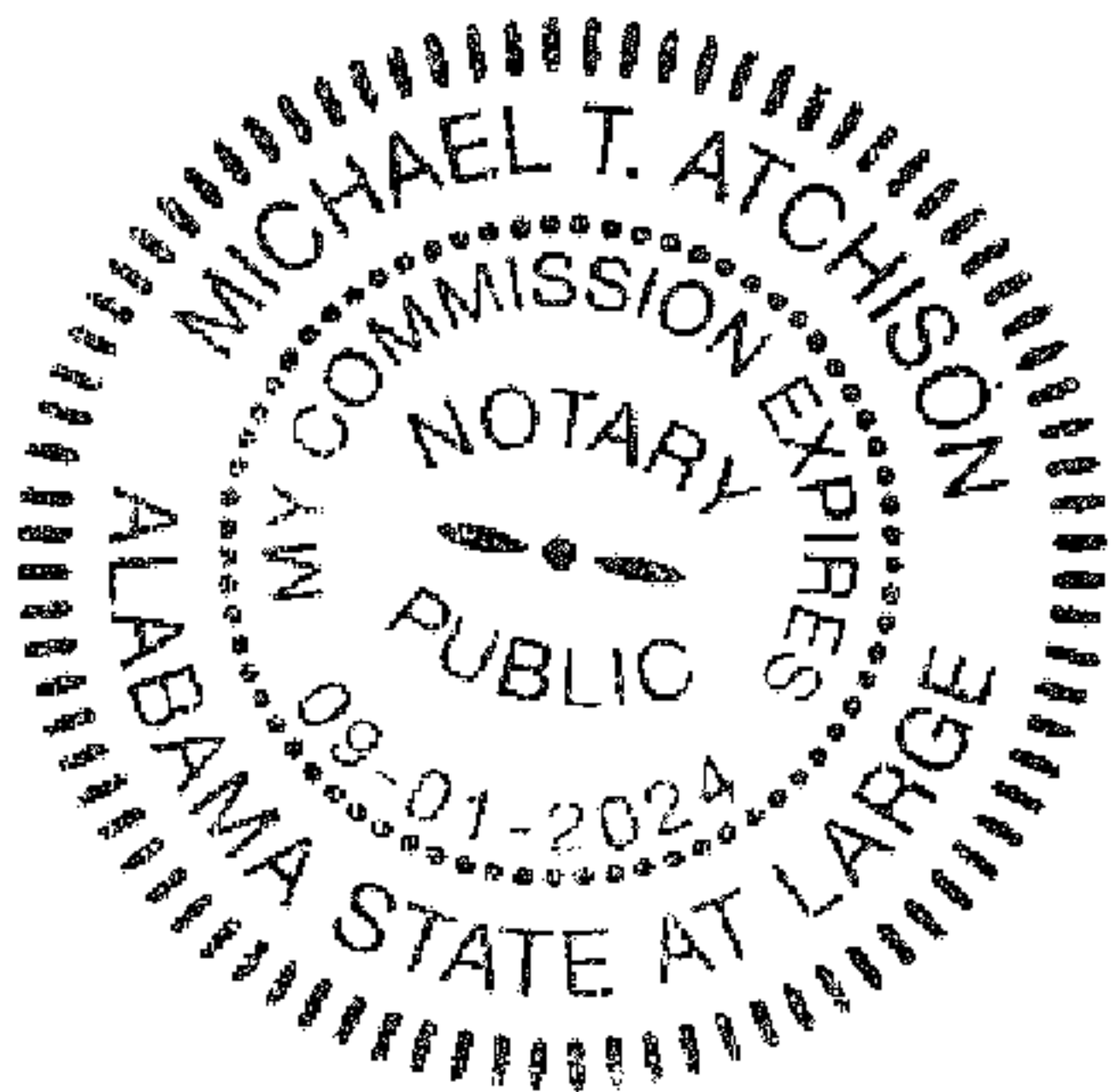
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of Dec, 2022.


Mondragon Properties, LLC
By: Antonio Mondragon
As: Managing Member

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 Mondragon Properties, LLC**, whose name is 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of Dec, 2022.



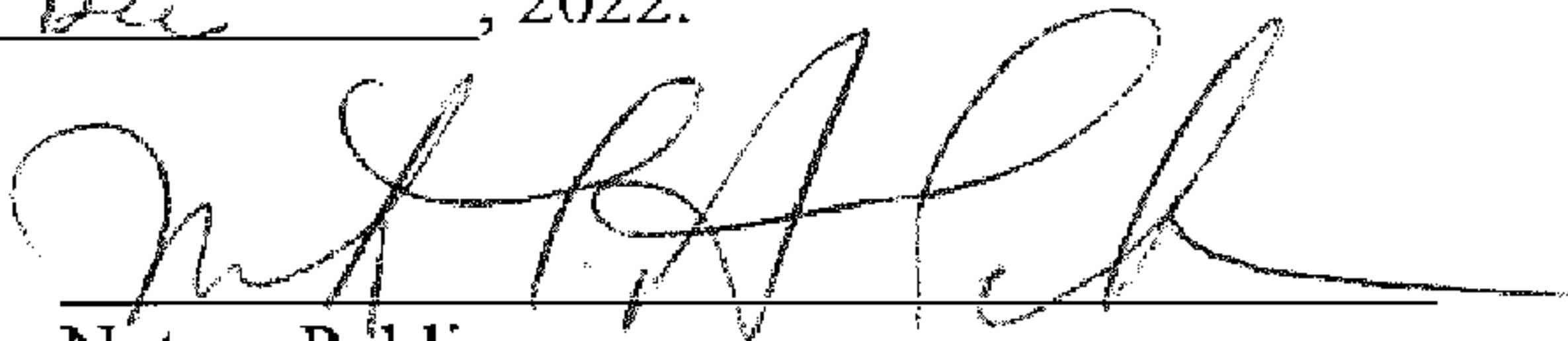

Notary Public
My Commission Expires:

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 minutes 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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/02/2022 02:36:55 PM
 \$33.00 JOANN
 20221202000440610

Allen S. Byrd

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, LLC
 Mailing Address 8469 Hwy 47
Shelby AL
35143

Grantee's Name Edwin Leonel Agiselo Quardo
 Mailing Address 99 Driftwood Rd
Shelby AL
35143

Property Address Driftwood Rd
Shelby AL
35143

Date of Sale 12-2-22
 Total Purchase Price \$ 332,500.00

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

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 12-2-22

Print Mike T. Atchison

Unattested _____

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one