

DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations paid to us by Grantee, the receipt in full and sufficiency whereof is acknowledged, We, the undersigned Grantors, **OLGA MONDRAGON, a single lady**, hereby remise, release, quitclaim, grant, and convey all of our interest to "OLGA MONDRAGON AND DIANE POFF, Trustees, or their successors in interest, of MONDRAGON LIVING TRUST dated 5/17/23 and any amendments thereto."

to the following described real property, situated in SHELBY County, Alabama, viz:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION WHICH IS HEREBY INCORPORATED BY REFERENCE AS THOUGH FULLY SET OUT.

Subject to easements and restrictions of record, if any.

This deed prepared without benefit of title examination or survey and was prepared from description furnished by Grantors. The draftsman makes no warranties as to the sufficiency of the interest conveyed.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns in fee simple, forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this May 17, 2023.

Olga Mondragon (SEAL)
OLGA MONDRAGON

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, do hereby certify that **OLGA MONDRAGON**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before myself that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

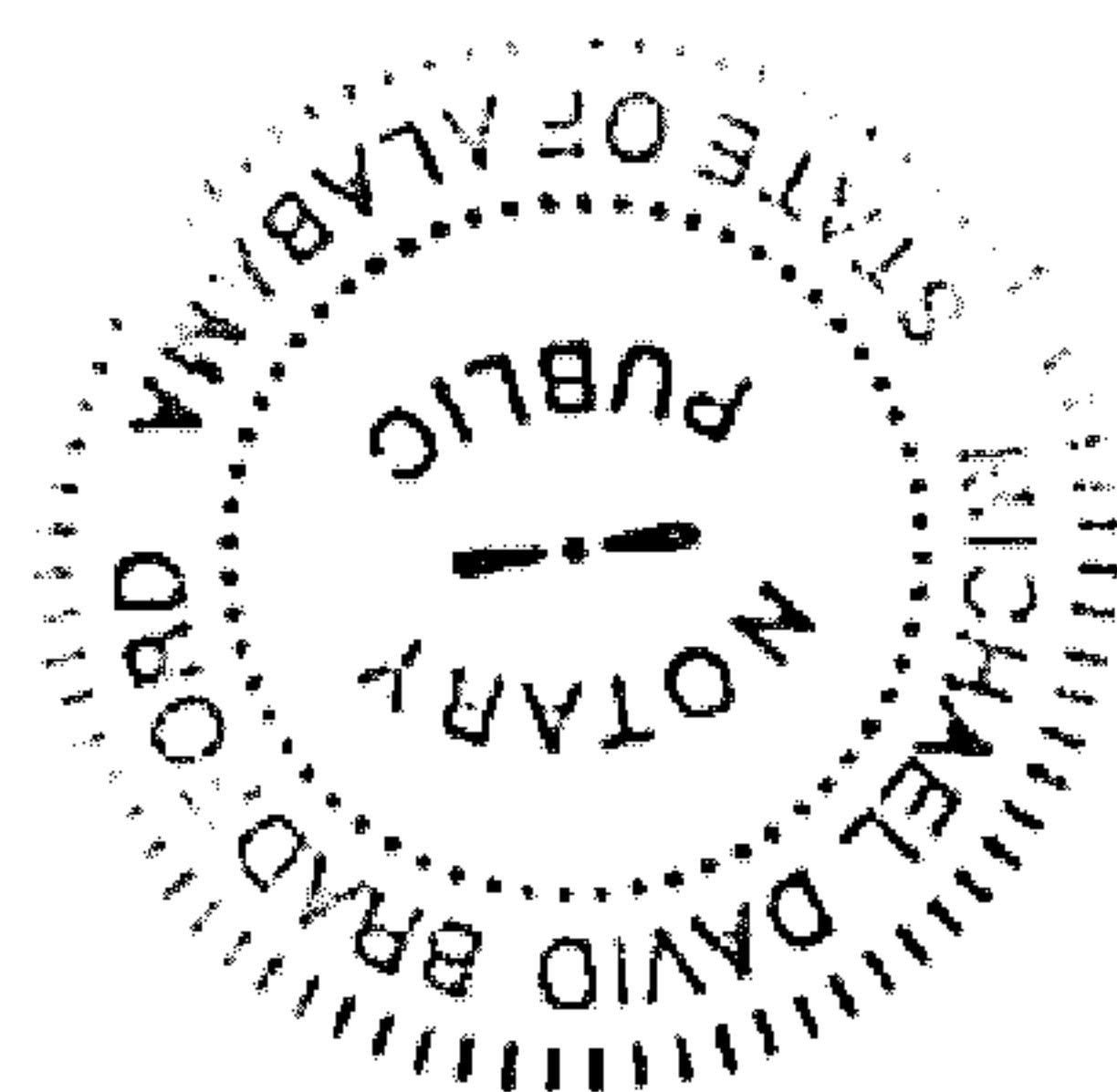
Given under my hand and official seal, this May 17, 2023.

Michael David Bradford
Notary Public

My Commission Expires 04/14/2026

For ad valorem tax purposes, mail to:

Olga Mondragon
6611 Remington Dr.
Pelham, AL 35124



Instrument Prepared by:

Holliman & Holliman, PLLC
2491 Pelham Parkway
Pelham, AL 35124

Exhibit A

Lot 52, according to the survey of Quail Run, Phase 2, as recorded in Map Book 7, Page 113, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter. (2) Covenants, conditions and restrictions contained in instrument filed January 5, 1979, which is recorded in Misc. Book 28, Page 859, in Probate Office of Shelby County. (3) Public Utility easements as shown by recorded plat, including 7.5 foot easement along the south and east lines thereof. (4) Building setback line of 35 feet from Quail Run Drive, as shown by recorded plat. (5) Transmission Line Permit to Alabama Power Company recorded in Deed Book 101, Page 523 in Probate Office. (6) Agreement with River Oaks Dev. Company and Alabama Power Company recorded in Misc. Book 16, Page 829, in Probate Office. (7) Alabama Gas Corporation right-of-way as shown by Deed Book 206, Page 21, in Probate Office.

Source of Title: Inst. # 1979050900056580

Real Estate Sales Validation Form

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

Grantor's Name Olga Mondragon
 Mailing Address 6611 Remington Dr.
Pelham, AL 35124

Grantee's Name Olga Mondragon & Diane Poff
 Mailing Address Trustees of Mondragon living Trust dated
5/17/2023
6611 Remington Dr. Pelham AL 35124

Property Address 6611 Remington Dr.
Pelham, AL 35124

Date of Sale _____
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 243,100.00

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/18/2023 01:30:01 PM
\$275.50 PAYGE
20230518000148450

Carol S. Bayl

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 5/18/2023

Print Carol Winning

Unattested

Sign Carol

(verified by)

(Grantor/Grantee/Owner/Agent) circle one