

This Instrument was Prepared by:

Send Tax Notice To: Antonio Mondragon
AL

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

File No.: MV-23-29364

WARRANTY DEED

State of Alabama

) Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Forty Five Thousand Dollars and No Cents (\$245,000.00), 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, **Alicia Mooney, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Antonio Mondragon**, (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.

\$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 5th day of

September 2023
Alicia Mooney
Alicia Mooney

State of Alabama

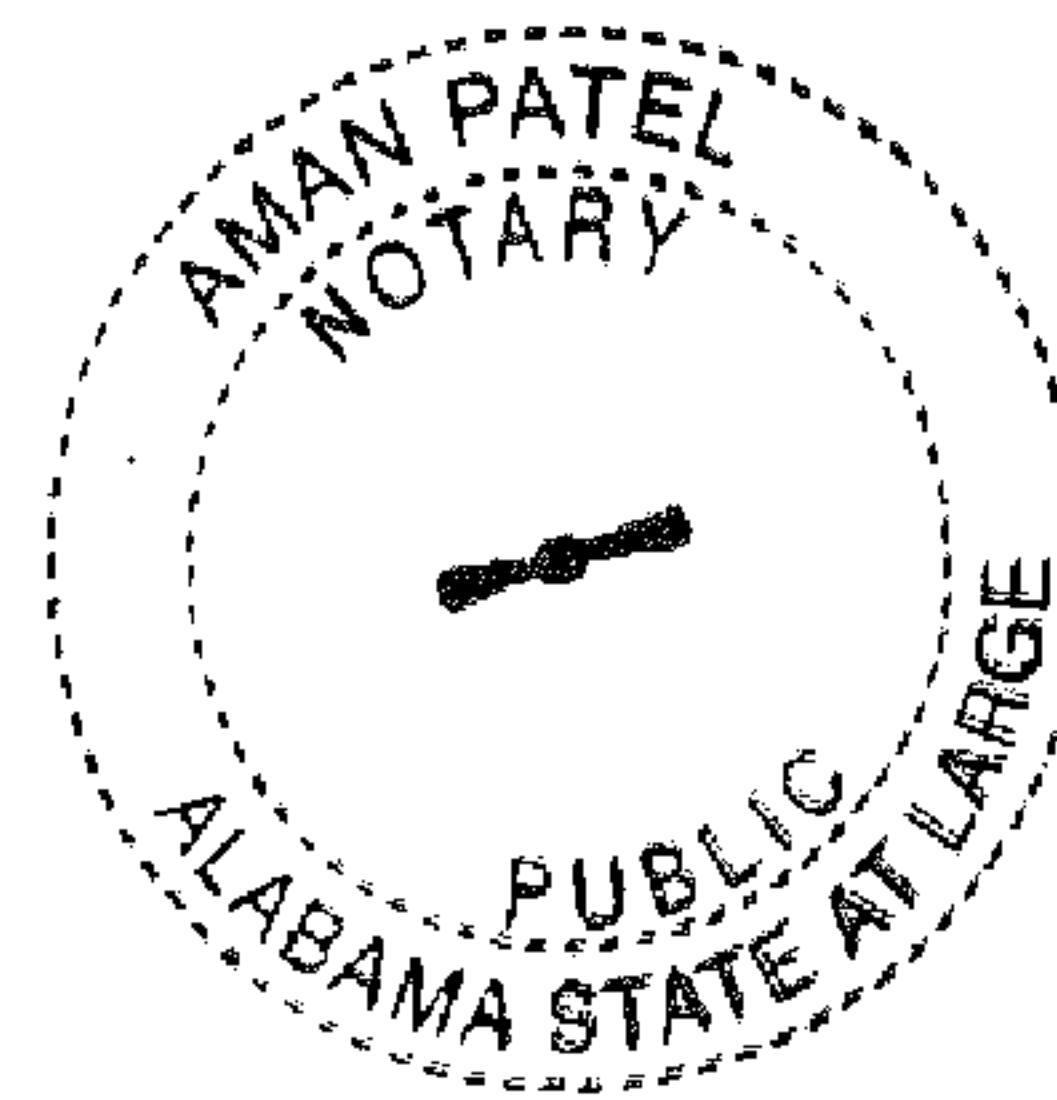
County of Shelby

I, AMAN PATEL, a Notary Public in and for the said County in said State, hereby certify that Alicia Mooney, 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 5th day of September, 2023.

Am Patel
Notary Public, State of Alabama

My Commission Expires: 08/23/26



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

Grantor's Name	<u>Alicia Mooney</u>	Grantee's Name	<u>Antonio Mondragon</u>
Mailing Address	<u>41 McGuire Rd</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>8469 Hwy 47</u> <u>Shelby AL 35143</u>
Property Address	<u>1461 Highway 61</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>September 05, 2023</u>
		Total Purchase Price	<u>\$245,000.00</u>
		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.

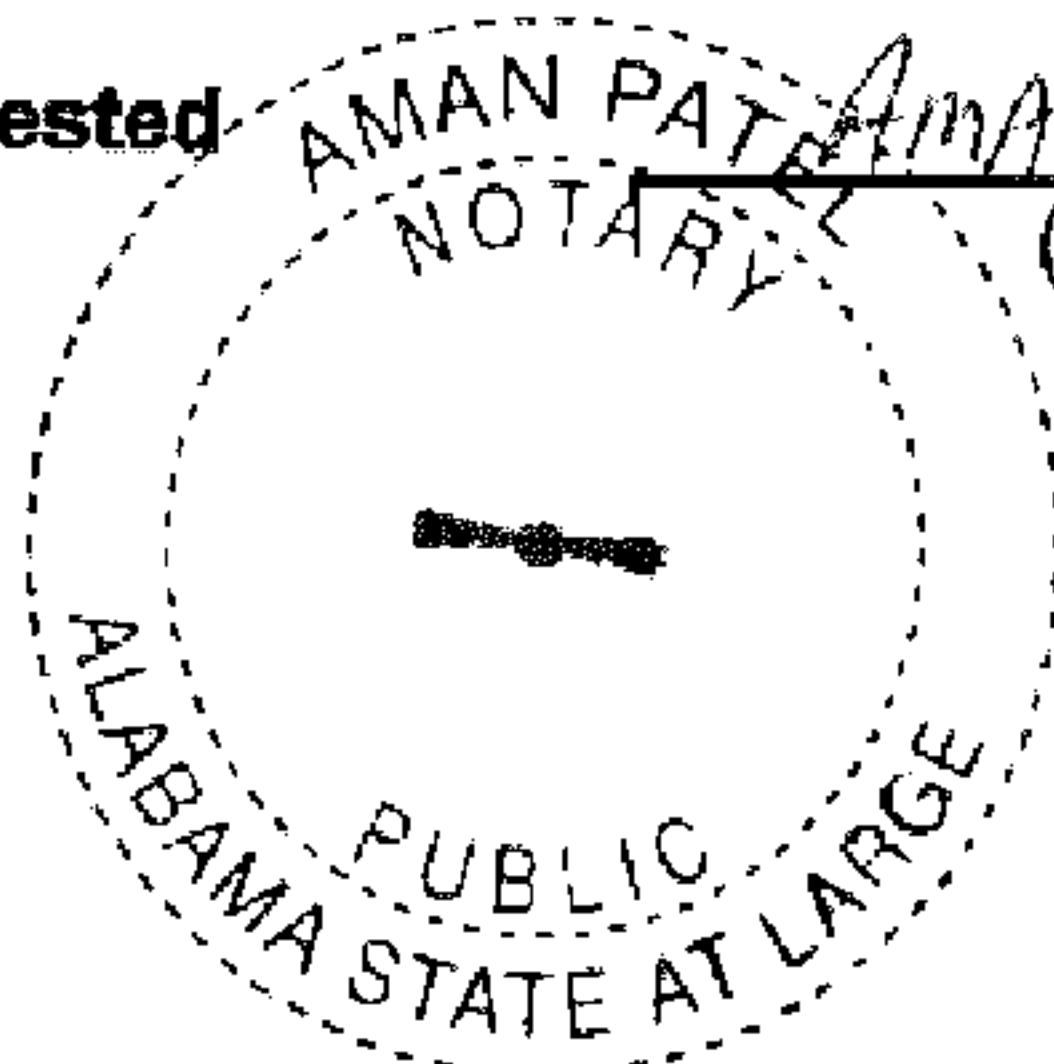
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 August 29, 2023

Unattested



(verified by)

Print Alicia Mooney

Sign

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

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the Southwest 1/4 of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama more particularly described as follows:

Commence at the Southwest corner of said Section 5 and run easterly along the South line of said Section 861.65 feet to the northwesterly right of way of County Highway #61; thence left 48 degrees 56 minutes 40 seconds to the tangent of a curve to the left having a central angle of 10 degrees 10 minutes 30 seconds and a radius of 1869.88 feet; and run northeasterly along arc of said curve 332.07 feet; thence left 6 degrees 05 minutes 15 seconds and run northeasterly along said right of way 337.26 feet to the POINT OF BEGINNING; thence continue along last course 247.32 feet; thence left 90 degrees 36 minutes 25 seconds and run northwesterly leaving said right of way 267.41 feet; thence left 90 degrees 44 minutes 37 seconds and run southwesterly 267.42 feet; thence left 89 degrees 48 minutes 46 seconds and run southeasterly 50.73 feet; thence left 88 degrees 55 minutes 40 seconds and run northeasterly 17.43 feet; thence right 88 degrees 53 minutes 34 seconds and run southeasterly 210.45 feet to the POINT OF BEGINNING.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/06/2023 11:08:44 AM
\$273.00 JOANN
20230906000269420

Allen S. Bayl