

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

File No.: S-23-29401

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Seventy Thousand Dollars and No Cents (\$470,000.00)**, 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, **John H. Nuckols and Brenda G. Nuckols**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mondragon Properties, LLC, an Alabama Limited Liability Company**, (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 2024 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$450,000.00 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 _____ day of

John H. Nuckols Brenda G. Nuckols
John H. Nuckols Brenda G. Nuckols

State of Alabama

County of TUSCALOOSA

I, Mia Broughton, a Notary Public in and for the said County in said State, hereby certify that John H. Nuckols and Brenda G. Nuckols, 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 10th day of October, 2023.

Mia Broughton
Notary Public, State of Alabama
My Commission Expires 9-15-2024

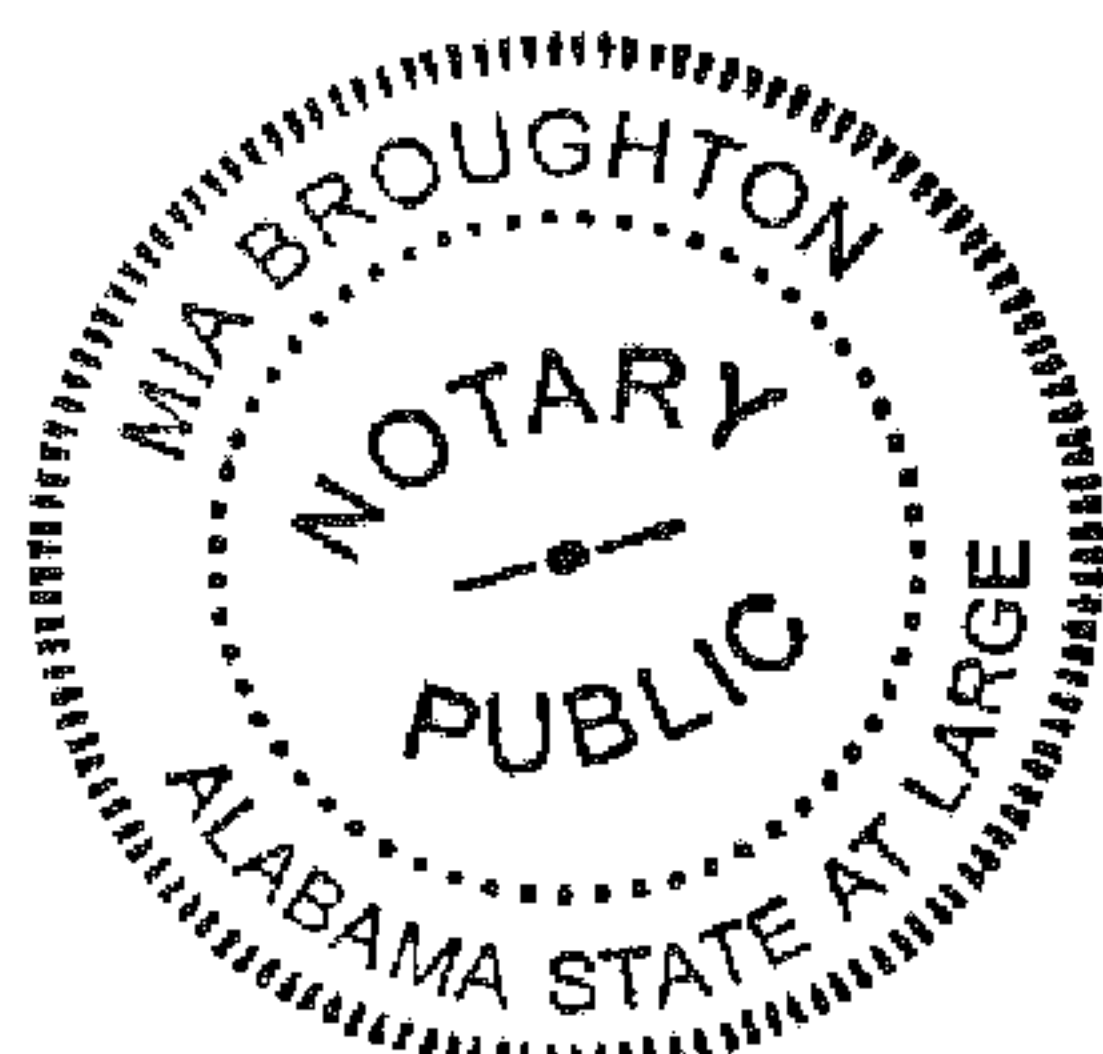


EXHIBIT "A"
LEGAL DESCRIPTION

Tract A:

Begin at the SW corner of the SW 1/4 of NE 1/4 of Section 34, Township 24 North, Range 15 East, run East 150 feet along the South boundary of said Quarter-Quarter Section; thence North 570 feet; thence West 217 feet; thence South 270 feet; thence East 67 feet; thence South 300 feet to the point of beginning.

Tract B:

Parcel I:

Begin at the SE corner of the SE 1/4 of the NW 1/4, Section 34, Township 24 North, Range 15 East for point of beginning of the land herein conveyed; thence run North 200 feet; thence West 67 feet; thence South 200 feet to the South line of said forth; thence East 67 feet to the point of beginning.

Parcel II:

Begin at the SW corner of the SW 1/4 the NE 1/4 of Section 34, Township 24 North, Range 15 East, and run North a distance of 200 feet along the West boundary of said 1/4-1/4 Section line to the point of beginning of the tract herein conveyed; continue along said West boundary line North a distance of 100 feet; thence run West a distance of 67 feet; thence run South a distance of 100 feet; thence run East a distance of 67 feet to the point of beginning of the tract herein conveyed.

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

Grantor's Name	John H. Nuckols Brenda G. Nuckols	Grantee's Name	Mondragon Properties, LLC
Mailing Address	<u>13070 Sace Lane</u> <u>Northport, AL 35475</u>	Mailing Address	<u>846A Hwy 47</u> <u>Shelby AL 35143</u>
Property Address	<u>274 Lake Lndg.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>October 10, 2023</u>
		Total Purchase Price	<u>\$470,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 October 10, 2023Print John H. Nuckols UnattestedSign

(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
10/13/2023 02:07:21 PM
\$48.00 JOANN
20231013000303990

Form RT-1

Allen S. Boyd