

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-23-29441

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Sixteen Thousand Dollars and No Cents (\$16,000.00)**, 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, **Rickey Glenn Porter, a married man and Joyce Porter, a single woman** (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. No part of the homestead of the Grantors herein and spouse, if any. **Joyce A. Davis, Joyce Fay Armstrong Davis and Joyce Porter are all one in the same person.** \$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 13th day of October, 2023.

[Signature]
Rickey Glenn Porter

[Signature]
Joyce Porter

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Rickey Glenn Porter and Joyce Porter and, 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 13th day of Oct, 2023.

[Signature]
Notary Public, State of Alabama

My Commission Expires: 9-1-24

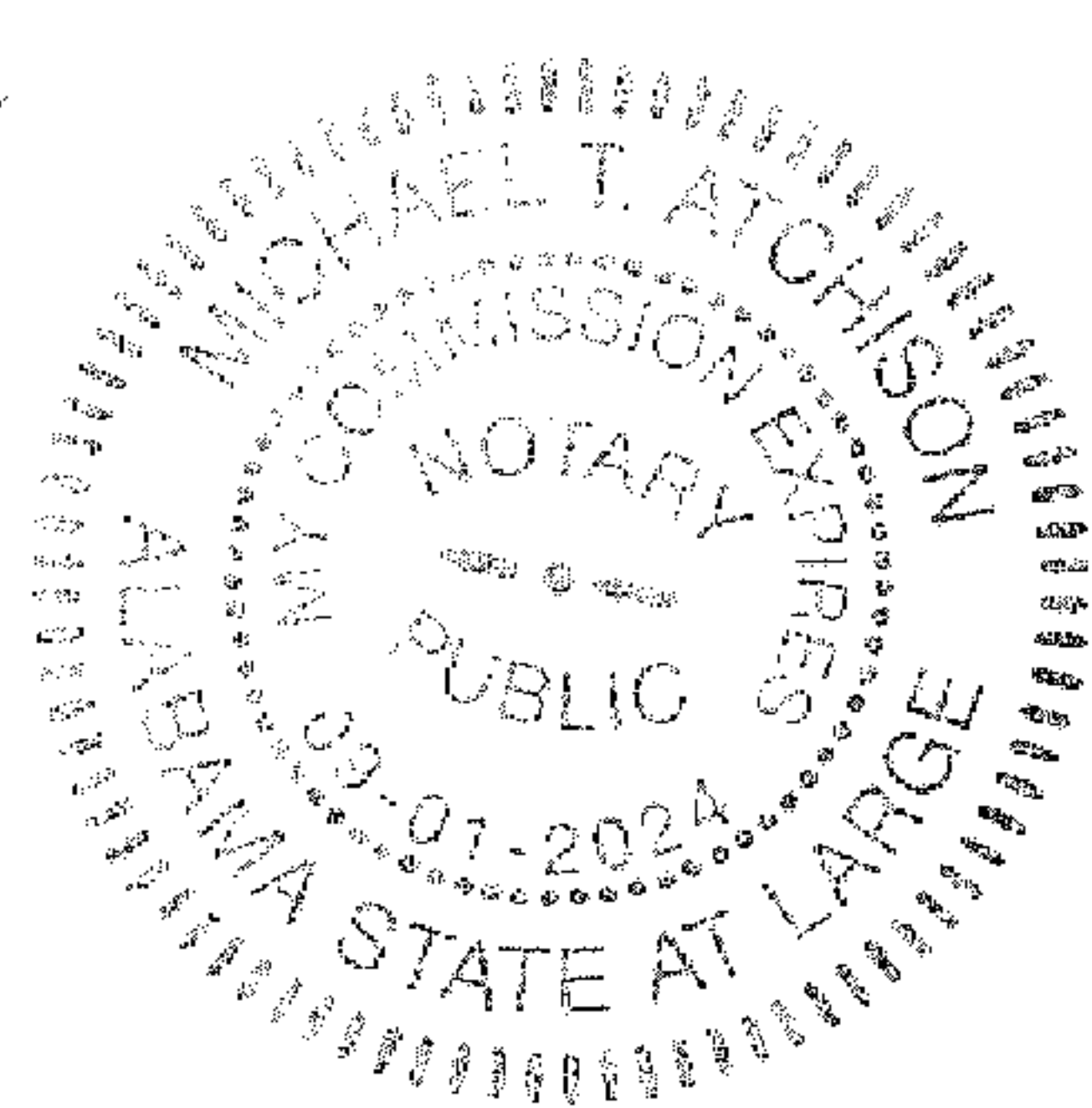


EXHIBIT "A"
LEGAL DESCRIPTION

All of Lots 1, 2, 3, and part of Lots 12, 13, 14, 15, 16, 17, and 18, of Block 138, in the Town of Shelby, according to E.S. Safford's Map of Shelby of 1819, as recorded in Map Book 3, Page 38 and 47, in the Office of Probate of Shelby County, Alabama, and being more particularly described as follows:
Commence at a set iron rod at the intersection of the West right of way margin of Seventh Street with the North right of way margin of Fourth Avenue, said point also being the Southeast corner of Lot 18, of Block 138, of said subdivision; thence run in a Westerly direction along said North right of way margin for a distance of 150.00 feet to a set iron rod at the Southwest corner of Lot 13 of said Block 138; thence with an interior angle left of 90 degrees 14 minutes run in a Northerly direction for a distance of 120.00 feet to a set iron rod, said point being the point of beginning; thence with an interior angle left of 269 degrees 46 minutes run in a Westerly direction for a distance of 25.00 feet to a set iron rod on the South right of way margin of the abandoned Heart of Dixie Railroad; thence with an interior angle right of 38 degrees 45 minutes, run in a Northeasterly direction along said South right of way margin for a distance of 159.75 feet to a set iron rod; thence, with an interior angle left of 51 degrees 29 minutes, run in a Southerly direction for a distance of 80.00 feet to a set iron rod; thence with an interior angle left of 269 degrees 46 minutes, run in an Easterly direction for a distance of 50.00 feet to a set iron rod on the West margin of Seventh Street; thence, with an interior angle left of 91 degrees 41 minutes, run in a Southerly direction along said West right of way margin for a distance of 20.01 feet to a set iron rod; thence with an interior angle left of 88 degrees 19 minutes run in a Westerly direction for a distance of 150.50 feet to the point of beginning.

Lots Nos. 4 and 5, in Block 138, according to Safford's Survey of the Town of Shelby, as recorded in the Office of the Probate Court of said County.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/16/2023 10:57:11 AM
 \$46.00 JOANN
 20231016000304810

Alvin S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name	Rickey Glenn Porter Joyce Porter	Grantee's Name	Mondragon Properties, LLC
Mailing Address	<u>5252 Hwy 47</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>84169 Hwy 47</u> <u>Shelby AL 35143</u>
Property Address	<u>522 Huntwood Rd.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>October 13, 2023</u>
		Total Purchase Price	<u>\$16,000.00</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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 06, 2023

Print Rickey Glenn Porter

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one