

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-23-29540

Send Tax Notice To: Michelle Isabel Tarin Galindo  
1709 Kicker Road  
Tuscaloosa, AL 35404

CORPORATION FORM WARRANTY DEED

State of Alabama } Know All Men by These Presents:  
County of Shelby

That in consideration of the sum of **Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Mondragon Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Michelle Isabel Tarin Galindo**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

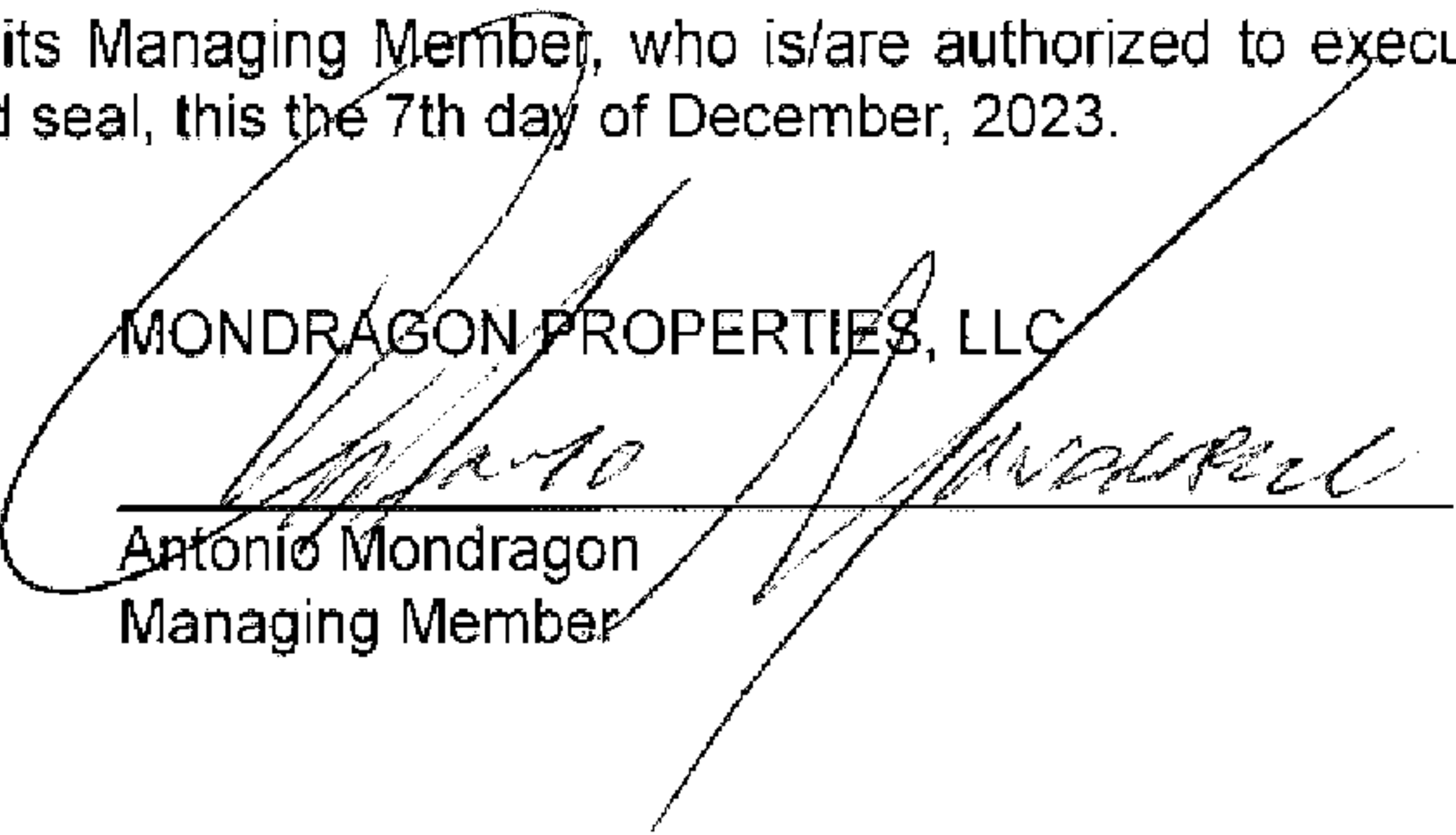
SEE EXHIBIT "A" ATTACHED HERETO

**\$441,849.00** 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

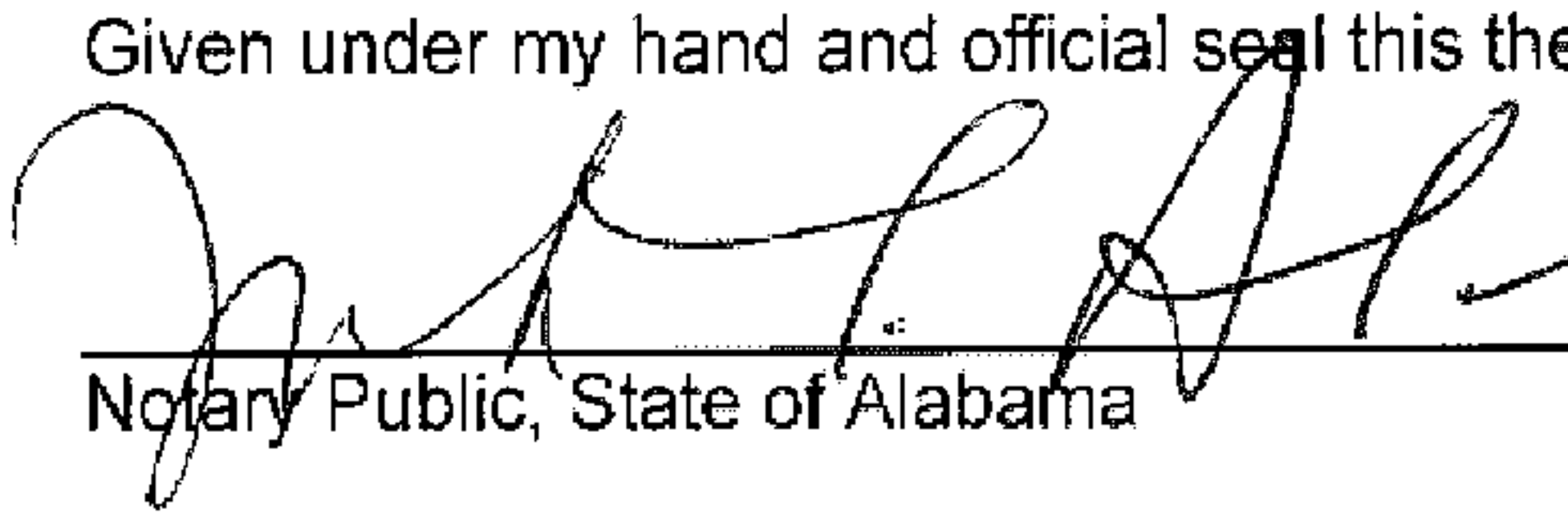
IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 7th day of December, 2023.

MONDRAGON PROPERTIES, LLC  
  
Antonio Mondragon  
Managing Member

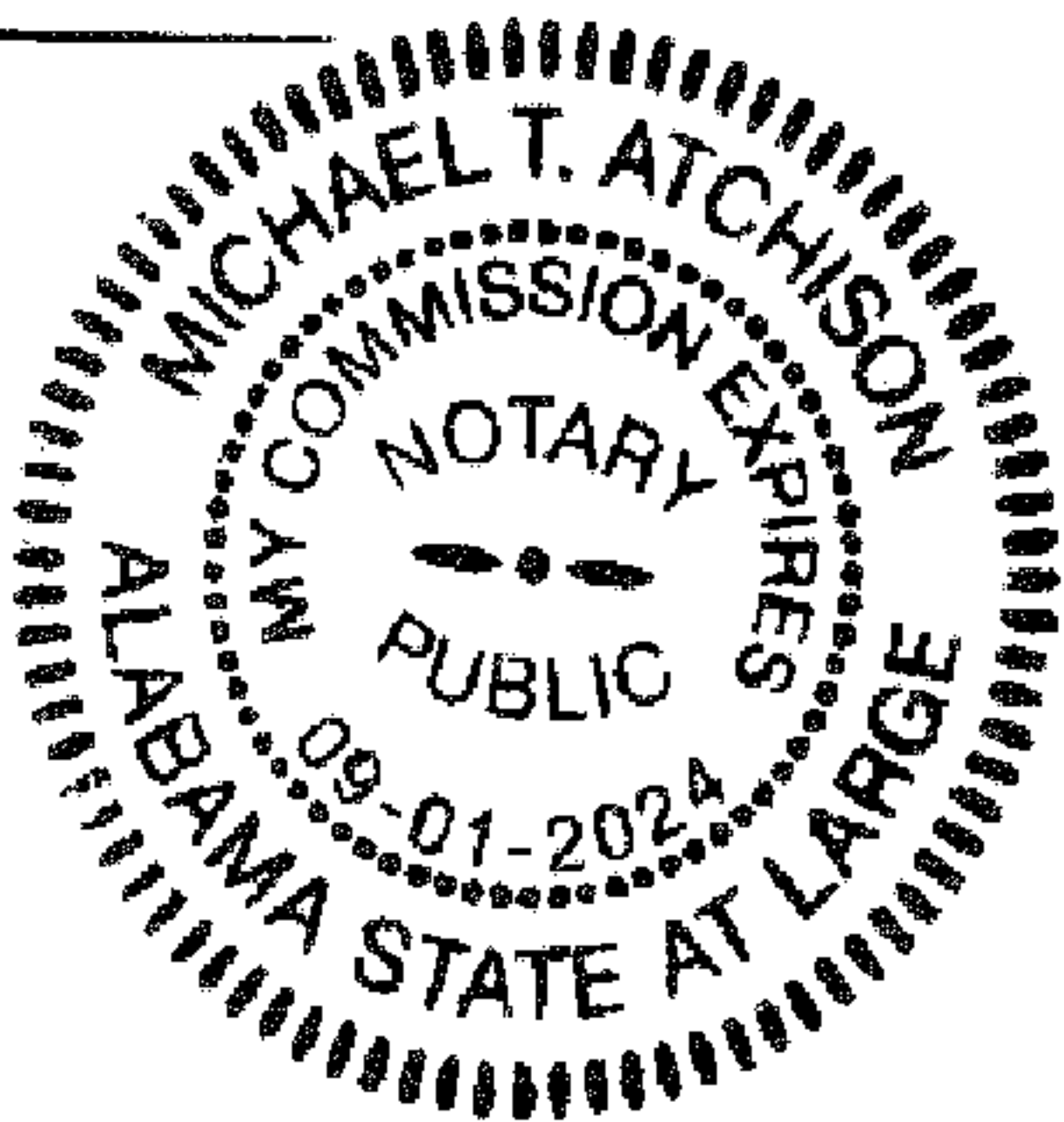
State of Alabama  
County of Shelby

I, Michael T. Atchison, a Notary Public in and for said County in said State, hereby certify that Antonio Mondragon as Managing Member of Mondragon Properties, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2023.

  
Notary Public, State of Alabama

My Commission Expires: September 01, 2024



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SE corner of SW 1/4 of NE 1/4 of Section 34, Township 24 North Range 15 East; said point being marked by an iron rail; thence run West along South line of said quarter-quarter section a distance of 578.09 feet; thence turn an angle of 82 degrees 00 minutes to the right and run a distance of 425.15 feet; thence turn an angle of 6 degrees 01 minute to the left and run a distance of 102.4 feet; thence turn an angle of 7 degrees 31 minutes to the right and run a distance of 100.00 feet to the point of beginning; thence continue in the same direction a distance of 100.00 feet; thence turn an angle of 96 degrees 30 minutes to the right and run a distance of 200.00 feet; thence turn an angle of 83 degrees 30 minutes to the right and run a distance of 100.00 feet; thence turn an angle of 96 degrees 30 minutes to the right and run a distance of 200 feet to point of beginning. Situated in the SW 1/4 of the NE 1/4 of Section 34, Township 24 North Range 15 East, Shelby County, Alabama

**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>Mondragon Properties, LLC</u>	Grantee's Name	<u>Michelle Tarin Galindo</u>
Mailing Address	<u>8575 Highway 47</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>1709 Hicker Rd</u> <u>Trusselburg, AL 35406</u>
Property Address	<u>121 Waxahatchee Rd.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>December 07, 2023</u>
		Total Purchase Price	<u>\$450,000.00</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 December 07, 2023

   Unattested

(verified by)

Print Mondragon Properties, LLC

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



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/07/2023 03:44:23 PM  
\$36.50 BRITTANI  
20231207000353810

Form RT-1

*Allen S. Bayl*