

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-24-29603

Send Tax Notice To: Ivan Mondragon

246 Whisenhunt Rd
Chelsea, AL 35043

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)**, 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, **Kelly Jerrell and Leah Jerrell, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ivan Mondragon and Dominga Cayetano Salinas, as joint tenants with right of survivorship** (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

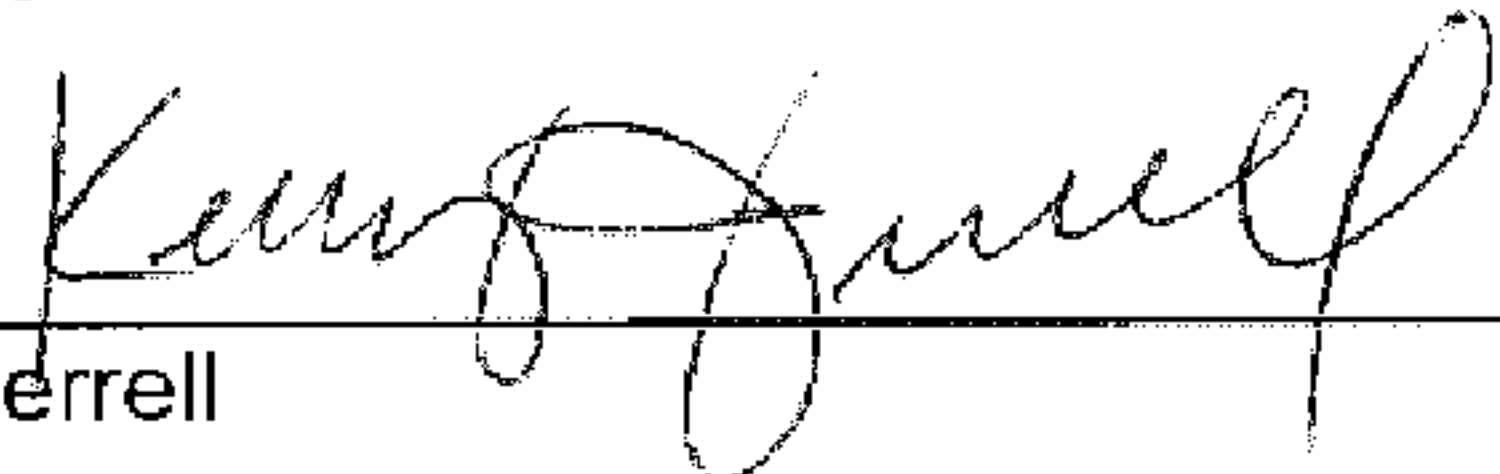
Property may be subject to all 2024 taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 10th day of January, 2024.



Kelly Jerrell



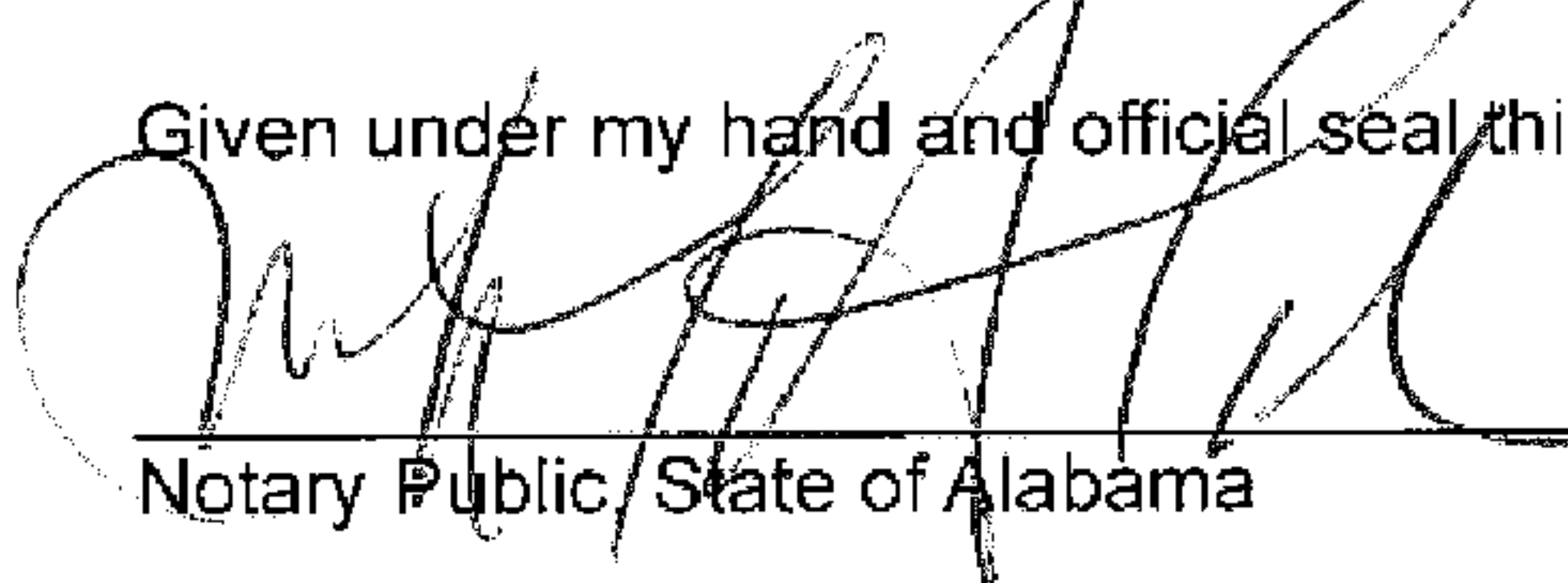
Leah Jerrell

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Kelly Jerrell and Leah Jerrell, 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 January, 2024.



Notary Public, State of Alabama

My Commission Expires: September 01, 2024

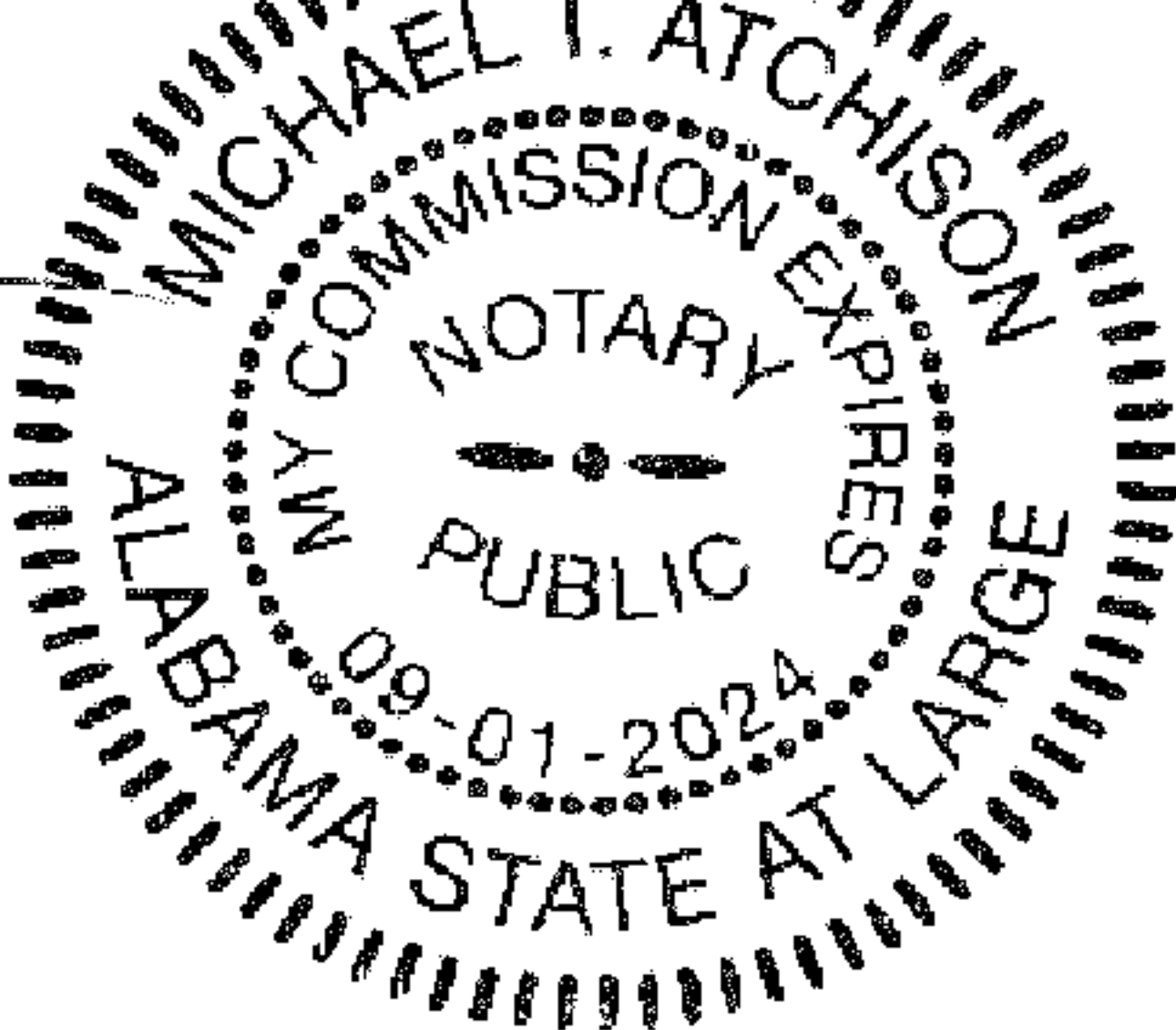


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commencing at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, being the point of beginning; thence South 89 degrees 58 minutes 33 seconds East assumed along the North line of said 1/4-1/4 280.20 feet to the northwesterly right of way line of County Highway 36, being the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 1908.23 feet, a central angle of 7 degrees 52 minutes 23 seconds, and a chord of 262.00 feet, bearing South 53 degrees 46 minutes 12 seconds West; thence southwesterly along said curve and line 262.21 feet to the point of curvature of a compound curve, concave to the Northwest, having a radius of 837.23 feet, a central angle of 5 degrees 52 minutes 42 seconds, and a chord of 85.86 feet, bearing South 54 degrees 10 minutes 39 seconds West; thence southwesterly along said curve and line 85.90 feet to the West line of said 1/4-1/4; thence North 0 degrees 12 minutes 43 seconds East 205.22 feet to the point of beginning.

PARCEL II:

Commencing at the Northeast corner of the Southwest 1/4 of the Northeast 1/4 of Section 7, Township 20 South, Range 1 West, Shelby County, Alabama, being the point of beginning; thence North 89 degrees 58 minutes 33 seconds West assumed along the North line of said 1/4-1/4 50.73 feet; thence South 3 degrees 16 minutes 11 seconds East 228.48 feet to the northwesterly right of way line of County Highway 36, being the point of curvature of a non-tangent curve, concave to the Southeast, having a radius of 2072.57 feet, a central angle of 1 degrees 11 minutes 47 seconds and a chord of 43.27 feet, bearing North 58 degrees 36 minutes 20 seconds East; thence northeasterly along said curve and line 43.27 feet to the East line of said 1/4-1/4; thence North 0 degrees 12 minutes 43 seconds East a distance of 205.22 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/10/2024 01:28:03 PM
 \$113.00 JOANN
 20240110000008890

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Kelly Jerrell Leah Jerrell	Grantee's Name	Ivan Mondragon
Mailing Address	<u>1038 Griffin Rd</u> <u>Chelsea AL 35043</u>	Mailing Address	<u>246 Whisenant Rd</u> <u>Chelsea AL 35043</u>
Property Address	<u>1714 Highway 36</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>January 10, 2024</u>
		Total Purchase Price	<u>\$85,000.00</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 January 08, 2024

Print Kelly Jerrell

 Unattested

(verified by)

Sign

Kelly Jerrell
 (Grantor/Grantee/Owner/Agent) circle one