

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.**

*This instrument was prepared by:*  
**Mike T. Atchison**  
**Attorney At Law, Inc.**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Marco A. Diaz**  
*340 Hwy 307*  
*Shelby Az 35143*

**WARRANTY DEED**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND DOLLARS AND ZERO CENTS (\$235,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Mondragon Properties, LLC** (herein referred to as *Grantors*), grant, bargain, sell and convey unto, **Marco A. Diaz** (herein referred to as *Grantee*), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**Lot 17, 18, 19, 20, 21, 22, 23, 24 and 25, in Block 94, according to Safford’s Survey of the Town of Shelby, Alabama, as recorded in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.**

**SUBJECT TO:**

- 1. Ad valorem taxes due and payable October 1, 2024.
- 2. Easements, restrictions, rights of way, and permits of record.

\$209,800.00 of the purchase price was paid from a mortgage recorded 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

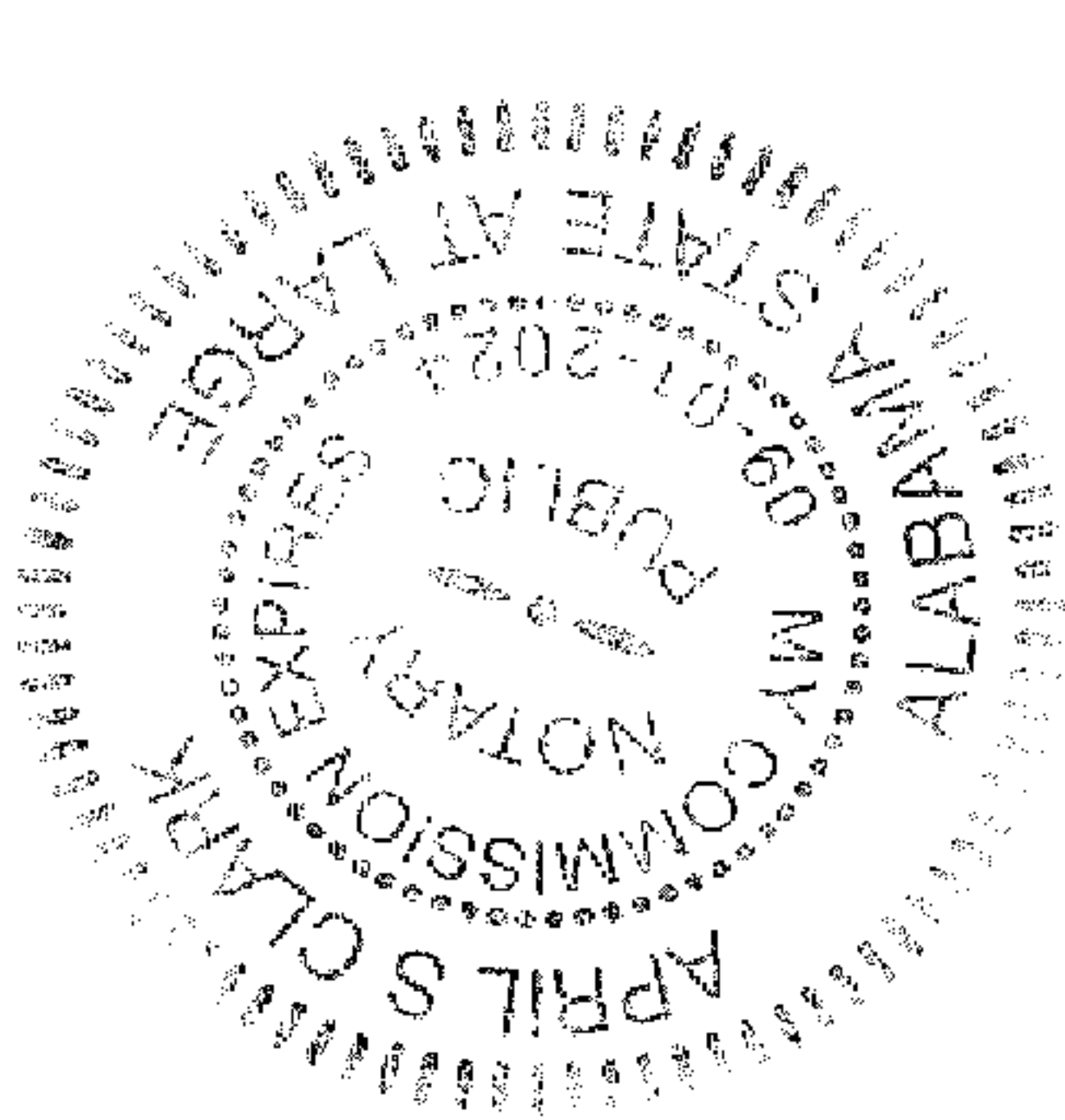
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 12<sup>th</sup> day of March, 2024.

\_\_\_\_\_  
**Mondragon Properties, LLC**  
**Antonio Mondragon, Managing Member**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Antonio Mondragon as Managing Member of Mondragon Properties, LLC**, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of March, 2024.



*April Clark*  
\_\_\_\_\_  
Notary Public  
My Commission Expires *9-1-2024*



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/14/2024 09:45:12 AM  
\$50.50 PAYGE  
20240314000069180

*Alvin S. Byrd*

### 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>Mike A. Diaz</u>
Mailing Address	<u>8469 Hwy 47</u> <u>Shelby AL</u> <u>35143</u>	Mailing Address	<u>340 Hwy 307</u> <u>Shelby AL</u> <u>35143</u>
Property Address	<u>340 Hwy 307</u> <u>Shelby AL</u> <u>35143</u>	Date of Sale	<u>3-12-24</u>
		Total Purchase Price \$	<u>235,000.00</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 or 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	<u>3-12-24</u>	Print	<u>Mike T Atchison</u>
Unattested		Sign	<u>Mike T Atchison</u>
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1