

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29573

Send Tax Notice To: Prudencio Moises Tovar
Elsa Prisca Mondragon Salas

50 Co Rd 302
Shelby, AL 35143

CORPORATION FORM 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 **Three Hundred Forty Nine Thousand Nine Hundred Dollars and No Cents (\$349,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Mondagon 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 **Prudencio Moises Tovar and Elsa Prisca Mondragon Salas, 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

\$213,400.00 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 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 1st day of April, 2024.

MONDAGON 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 Mondagon 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 1st day of April, 2024.

Notary Public, State of Alabama

My Commission Expires: September 01, 2024

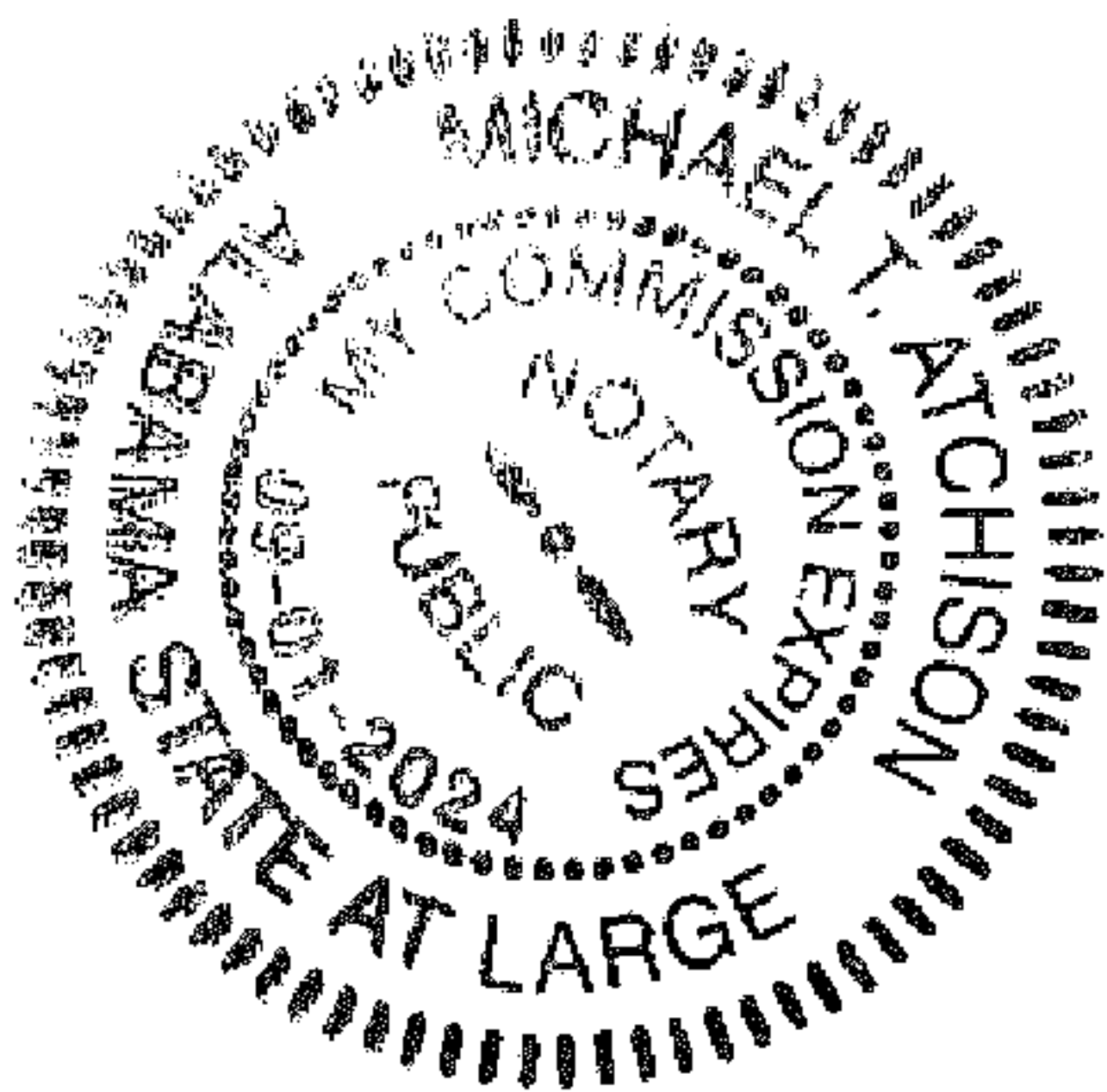
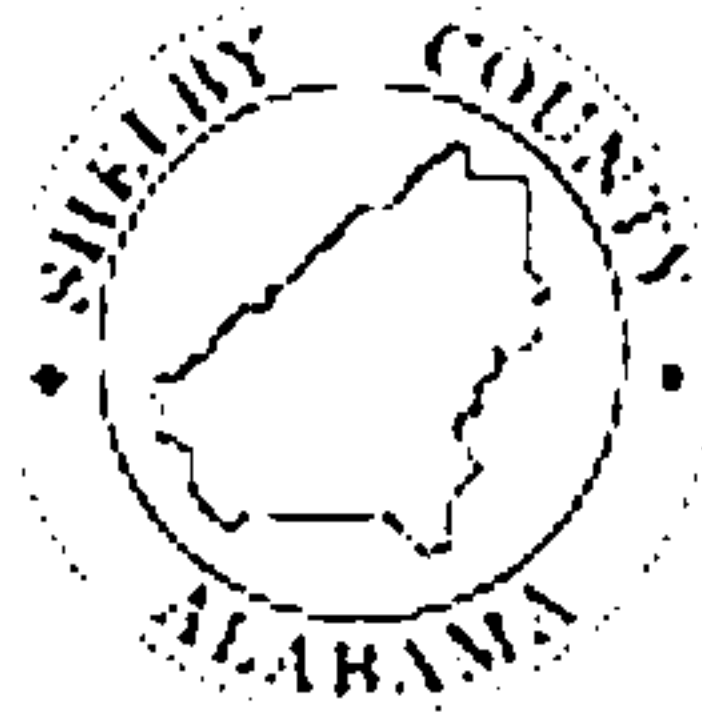


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL B:

Commence at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama; thence South 01 degrees 17 minutes 53 seconds East, 165.65 feet to an iron pin capped "PLS 18399"; thence South 00 degrees 46 minutes 21 seconds East, 87.19 feet to an iron pin capped "PLS 18399"; thence South 85 degrees 14 minutes 50 seconds West, 49.76 feet to an angle iron; thence South 02 degrees 07 minutes 13 seconds East, 129.70 feet to an angle iron; thence South 72 degrees 56 minutes 57 seconds West, 83.08 feet to an iron pin capped "Jeffcoat 9587" at the Point of Beginning; thence South 16 degrees 27 minutes 28 seconds West, 147.65 feet to an iron pin capped "Jeffcoat 9587";thence North 71 degrees 18 minutes 58 seconds West, 132.69 feet to an iron pin capped "Jeffcoat 9587" in a curve on the East ROW of Highway 47; thence along said ROW and curve concave left with a radius of 544.72 feet, CH=N00 degrees 52 minutes 03 seconds East, 21.84 feet; thence North 00 degrees 16 minutes 52 seconds West, 142.18 feet to an iron pin capped "Jeffcoat 9587"; thence leaving said ROW, South 68 degrees 51 minutes 37 seconds East, 180.01 feet to the point of beginning. All lying in the SW 1/4 of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.

According to the survey of O. Guthrie Jeffcoat, Jr. dated February 25, 2022, and being on Revised March 5, 2024.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2024 12:49:01 PM
 \$164.50 BRITTANI
 20240402000090570

Allen 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	Mondagon Properties, LLC <u>8469 Hwy 47</u>	Grantee's Name	Prudencio Moises Tovar <u>Elsa Prisca Mondragon Salas</u>
Mailing Address	<u>Shelby, AL 35143</u>	Mailing Address	<u>56 Co Rd 302</u> <u>Shelby, AL 35743</u>
Property Address	8575 Highway 47 <u>Shelby, AL 35143</u>	Date of Sale	<u>April 01, 2024</u>
		Total Purchase Price	<u>\$349,900.00</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 March 29, 2024

Unattested

(verified by)

Print Mondagon Properties, LLC

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