

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:
Barba Auto Center, LLC
1461 Hwy 61
Columbiana, AL 35051

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED NINETEEN THOUSAND DOLLARS AND 00/100 CENTS (\$319,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Antonio Mondragon, a married man (herein referred to as Grantors)**, grant, bargain, sell and convey unto, **Barba Auto Center LLC (herein referred to as Grantee)**, the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

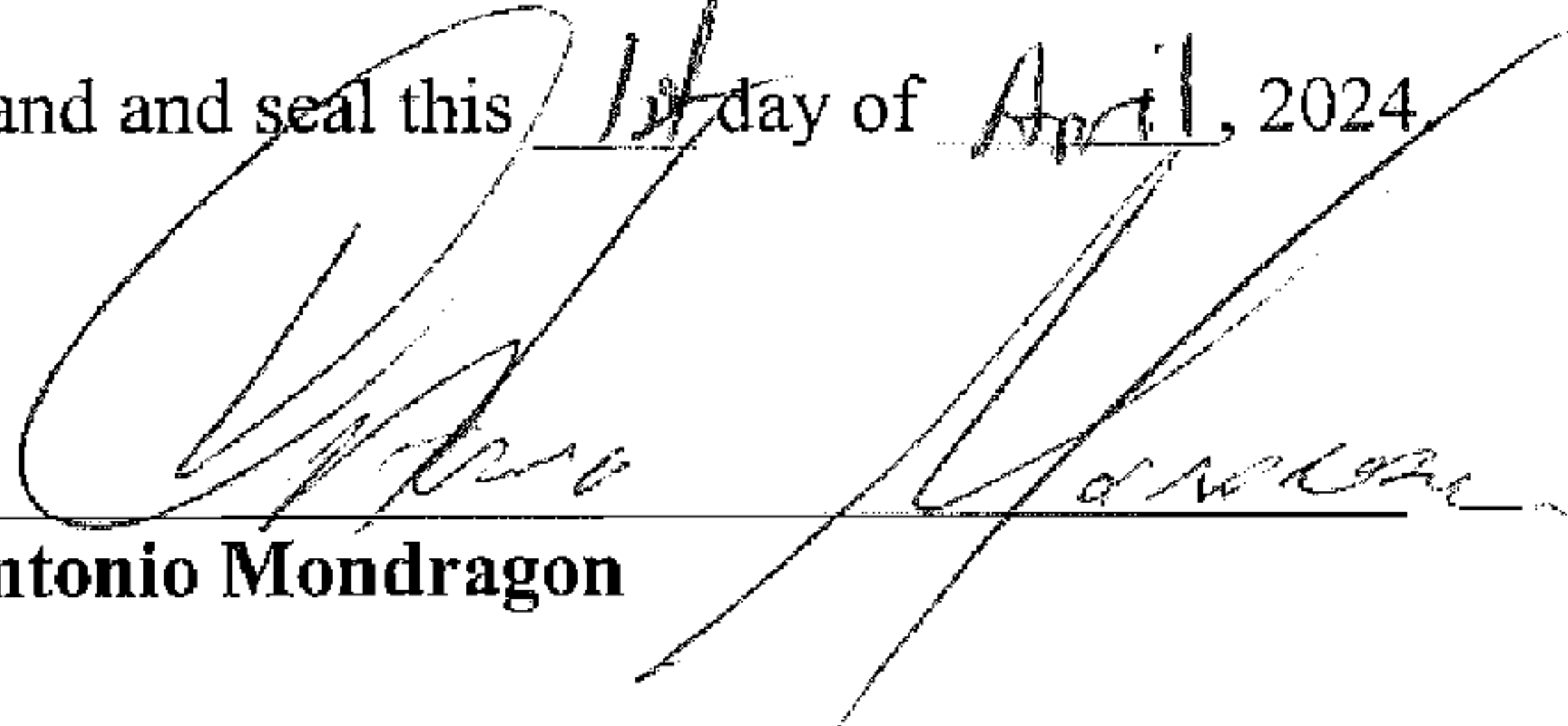
- 1. Ad valorem taxes due and payable October 1, 2023.
- 2. Easements, restrictions, rights of way, and permits of record.

\$319,000.00 of the purchase price was paid from a mortgage recorded simultaneously herewith.
No part of the homestead of the Grantor herein or spouse.

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 1st day of April, 2024.


Antonio Mondragon

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**, 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, his executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of Apr, 2024.

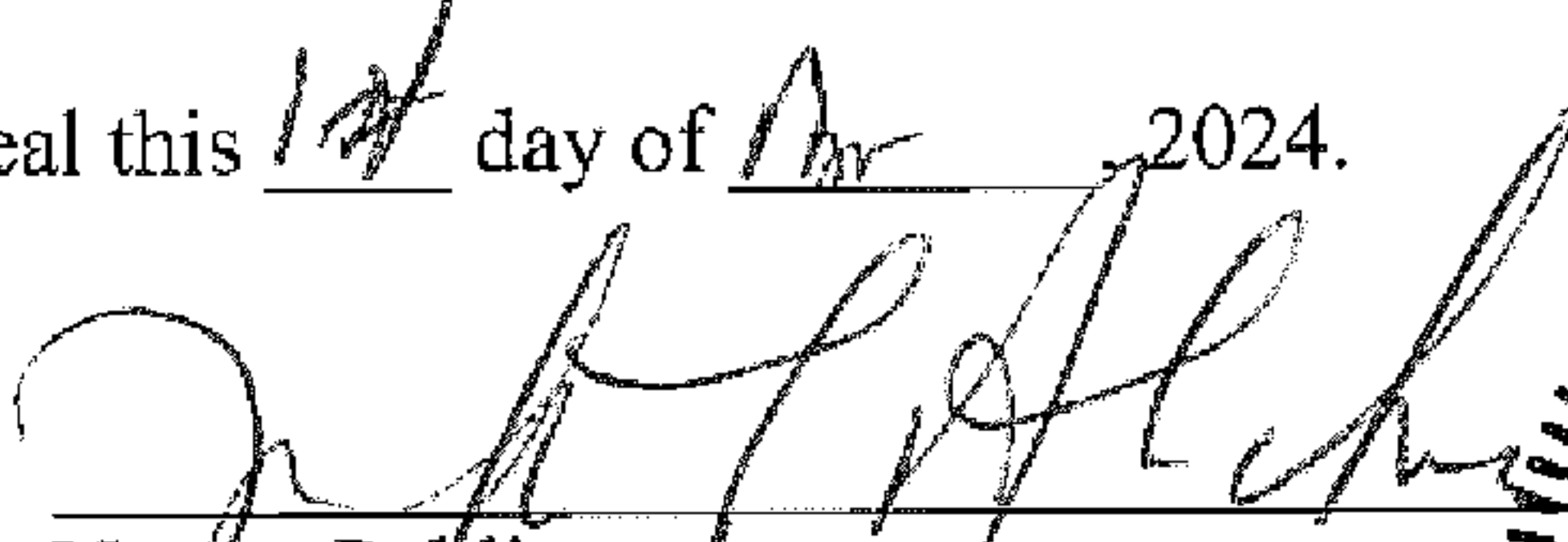
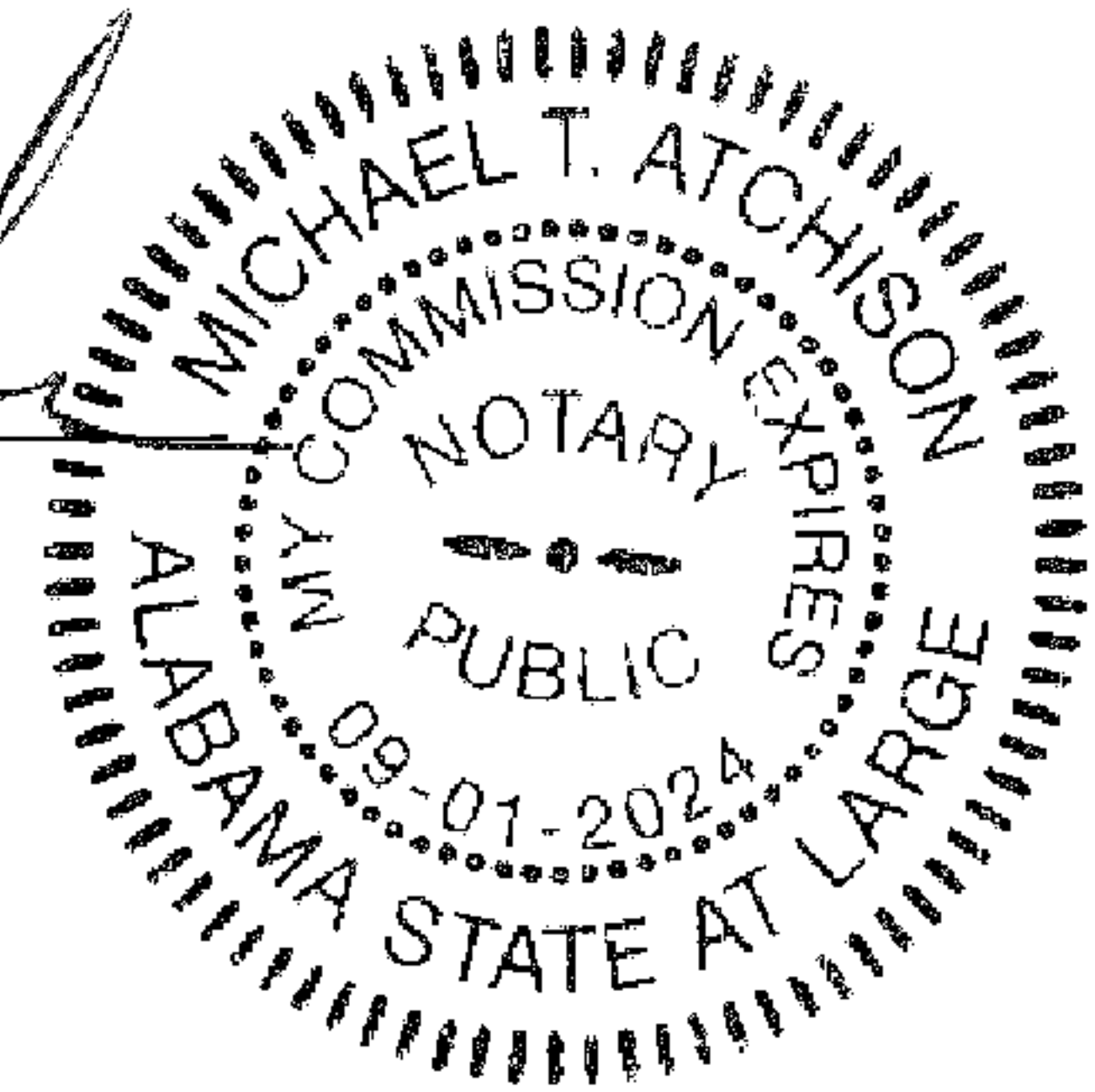

Notary Public
My Commission Expires


EXHIBIT A – LEGAL DESCRIPTION

A parcel of land located in the Southwest 1/4 of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama more particularly described as follows:

Commence at the Southwest corner of said Section 5 and run easterly along the South line of said Section 861.65 feet to the northwesterly right of way of County Highway #61; thence left 48 degrees 56 minutes 40 seconds to the tangent of a curve to the left having a central angle of 10 degrees 10 minutes 30 seconds and a radius of 1869.86 feet and run northeasterly along arc of said curve 332.07 feet; thence left 5 degrees 05 minutes 15 seconds and run northeasterly along said right of way 337.26 feet to the POINT OF BEGINNING; thence continue along last course 247.32 feet; thence left 90 degrees 36 minutes 25 seconds and run northwesterly leaving said right of way 267.41 feet; thence left 90 degrees 44 minutes 37 seconds and run southwesterly 267.42 feet; thence left 89 degrees 48 minutes 46 seconds and run southeasterly 50.73 feet; thence left 88 degrees 55 minutes 40 seconds and run northeasterly 17.43 feet; thence right 88 degrees 53 minutes 34 seconds and run southeasterly 210.45 feet to the POINT OF BEGINNING.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/02/2024 12:55:55 PM
 \$29.00 BRITTANI
 20240402000090590

Alvin 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	<u>Antonio Mondragon</u>	Grantee's Name	<u>Barba Auto</u>
Mailing Address	<u>8469 Hwy 47</u> <u>Shelby al</u> <u>35143</u>	Mailing Address	<u>1461 Hwy 161</u> <u>Columbiana al</u> <u>35051</u>
Property Address	<u>1461 Hwy 161</u> <u>Columbiana</u>	Date of Sale	<u>4-1-2024</u>
		Total Purchase Price	<u>\$ 319,000.00</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)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ 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 _____

Print Mike T. Atchison

Unattested

(verified by)

Sign

Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1