

WARRANTY DEED
Joint tenants with right of survivorship

No title opinion is offered by the preparer of this deed.
Legal description furnished by Grantor.

STATE OF ALABAMA
SHELBY COUNTY

Shelby County, AL 02/08/2008
State of Alabama

Deed Tax: \$69.00

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Nine Thousand and no/100's Dollars (\$69,000.00)** to the undersigned grantor,

ROGER A. MCCULLERS, an unmarried man,

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantor grants, bargains, sells and conveys unto

JUAN PABLO ARREOLA and CANDACE K. ARREOLA

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence southerly along the west line of the East one half of the Northeast quarter of said section 5 a distance of 2,638.52 feet to a point on the north margin of Shelby County Highway No. 22; thence turn a deflection angle of 82 degrees 10 minutes 19 seconds left and run easterly along said margin of said highway a distance of 100.37 feet to a point; thence turn a deflection angle of 02 degrees 40 minutes 45 seconds left and continue along margin of said highway a distance of 210.00 feet to a point; thence turn a deflection angle of 95 degrees 30 minutes 26 seconds to the left and run northerly a distance of 630.00 feet to a found rebar property corner and the point of beginning of the property being described; thence run North 84 degrees 06 minutes 38 seconds West a distance of 460.52 feet to a found property corner; thence run North 02 degrees 50 minutes 03 seconds East a distance of 545.80 feet to a property corner; thence run North 22 degrees 42 minutes 32 seconds West a distance of 167.11 feet to a property corner; thence run North 73 degrees 23 minutes 26 seconds West a distance of 300.00 feet to a property corner; thence run North 11 degrees 31 minutes 11 seconds East a distance of 164.38 feet to a point in the centerline of a branch; thence run southeasterly and northeasterly along the centerline of said branch the following 15 calls:

South 63 degrees 51 minutes 12 seconds East a distance of 50.0 feet to a point; thence South 53 degrees 32 minutes 52 seconds East a distance of 75.32 feet to a point; thence South 71 degrees 34 minutes 16 seconds East a distance of 65.98 feet to a point; thence South 44 degrees 00 minutes 43 seconds East a distance of 64.09 feet to a point; thence South 77 degrees 54 minutes 24 seconds East a distance of 79.15 feet to a point; thence North 47 degrees 13 minutes 39 seconds East a distance of 97.50 feet to a point; thence North 60 degrees 58 minutes 26 seconds East a distance of 30.77 feet to

a point; thence North 74 degrees 46 minutes 48 seconds East a distance of 47.10 feet to a point; thence South 83 degrees 21 minutes 53 seconds East a distance of 77.36 feet to a point; thence North 89 degrees 39 minutes 47 seconds East a distance of 53.83 feet to a point; thence South 70 degrees 55 minutes 42 seconds East a distance of 65.21 feet to a point; thence North 73 degrees 51 minutes 09 seconds East a distance of 40.20 feet to a point; thence North 40 degrees 11 minutes 04 seconds East a distance of 64.33 feet to a point; thence North 34 degrees 23 minutes 59 seconds East a distance of 41.56 feet to a point; thence North 61 degrees 59 minutes 57 seconds East a distance of 30.84 feet to a point; thence South 00 degrees 22 minutes 56 seconds West a distance of 1,015.75 feet to the point of beginning, containing 11.0 acres, more or less.

According to the Survey of Joseph E. Conn, Jr., #9049, dated February 6, 2001.

LESS AND EXCEPT:

Commence at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence southerly along the west line of the East one half of the Northeast quarter of said section 5 a distance of 2,638.52 feet to a point on the north margin of Shelby County Highway No. 22; thence turn a deflection angle of 82 degrees 10 minutes 19 seconds left and run easterly along said margin of said highway a distance of 100.37 feet to a point; thence turn a deflection angle of 02 degrees 40 minutes 45 seconds left and continue along margin of said highway a distance of 210.00 feet to a point; thence turn a deflection angle of 95 degrees 30 minutes 26 seconds to the left and run northerly a distance of 630.00 feet to a found rebar property corner and the point of beginning of the property being described; thence run North 84 degrees 06 minutes 38 seconds West a distance of 460.52 feet to a found property corner; thence run North 02 degrees 50 minutes 03 seconds East a distance of 545.80 feet to a property corner; thence run North 22 degrees 42 minutes 32 seconds West a distance of 167.11 feet to a property corner; thence run North 73 degrees 23 minutes 26 seconds West a distance of 300.00 feet to a property corner; thence run North 11 degrees 31 minutes 11 seconds East a distance of 164.38 feet to a point in the centerline of a branch; thence run southeasterly and northeasterly along the centerline of said branch the following 5 calls:

South 63 degrees 51 minutes 12 seconds East a distance of 50.00 feet to a point; thence South 53 degrees 32 minutes 52 seconds East a distance of 75.32 feet to a point; thence South 71 degrees 34 minutes 16 seconds East a distance of 65.98 feet to a point; thence South 44 degrees 00 minutes 43 seconds East a distance of 64.09 feet to a point; thence South 77 degrees 54 minutes 24 seconds East a distance of 79.15 feet to a point; thence leaving said branch run, South 20 degrees 06 minutes 31 seconds West, a distance of 102.77 feet to the point of beginning, containing 0.90 of an acre, more or less.

According to the Survey of Joseph E. Conn, Jr., #9049, dated February 26, 2001.

TO HAVE AND TO HOLD, to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy

hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 3rd day of January, 2008.

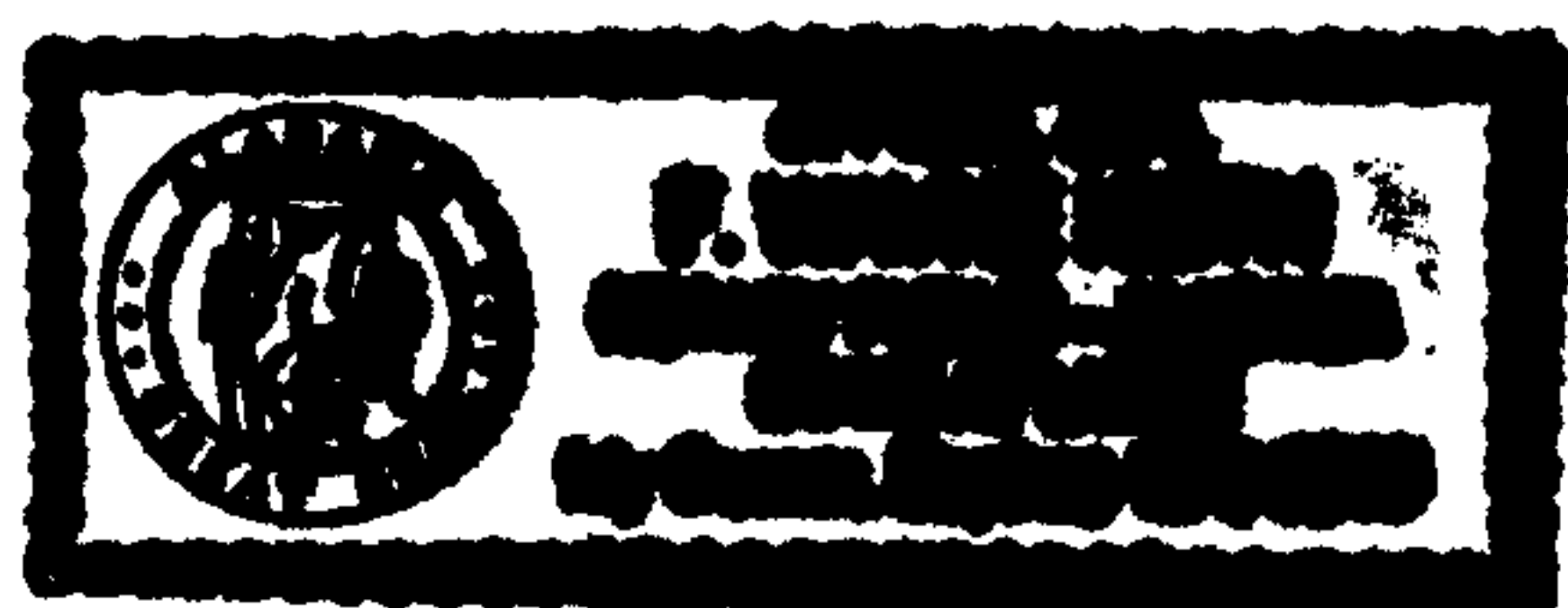
WITNESS:

Roger A. McCullers
ROGER A. MCCULLERS

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Roger A. McCullers, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 3rd day of January, 2008.



Notary Public

This instrument was prepared by:
F. Wayne Keith, Attorney
15 Southlake Lane, Suite 230
Birmingham, Alabama 35244

Send Tax Notice to:
Juan Pablo Arreola
1039 7th Avenue, SW
Alabaster, Alabama 35007

20080208000054350 3/3 \$86.00
Shelby Cnty Judge of Probate, AL
02/08/2008 02:34:32PM FILED/CERT