

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Juan Pablo Arreola
1039 7th Ave SW
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY SIX THOUSAND FIVE HUNDRED AND NO/00 DOLLARS (\$36,500.00) and other good and valuable consideration**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Loretta Ann Alexander, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Juan Pablo Arreola and Candace K. Arreola, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2012 property taxes, existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Loretta Ann Alexander is the surviving grantee in that certain deed recorded in Real Book 61, Page 701, Probate Office, Shelby County, Alabama. The other grantee, Joseph H. Alexander, is deceased, having died April 14, 2012.

TO HAVE AND TO HOLD Unto 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 grantee 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 (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.

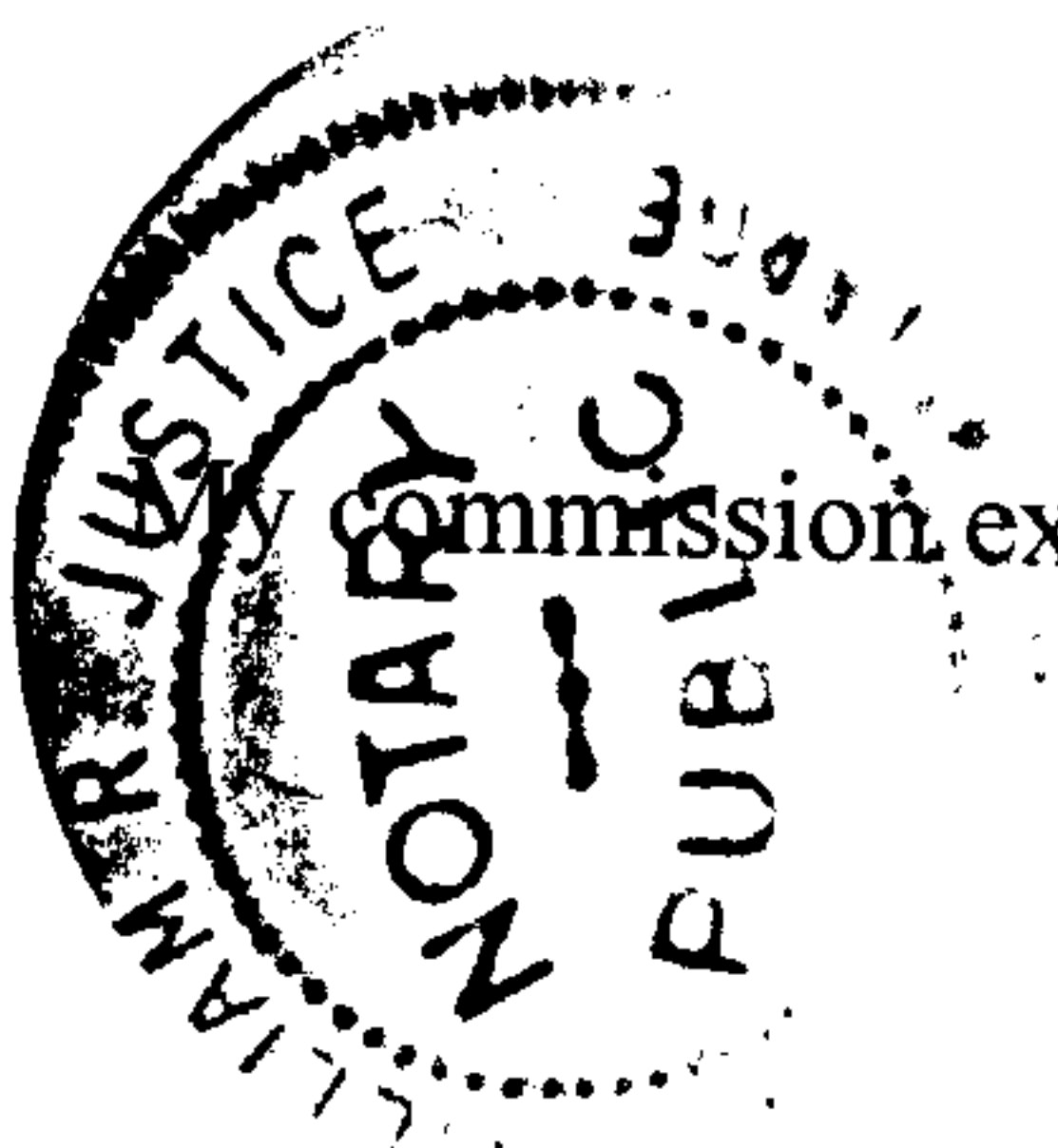
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 8th day of May, 2012.

Loretta Ann Alexander
Loretta Ann Alexander

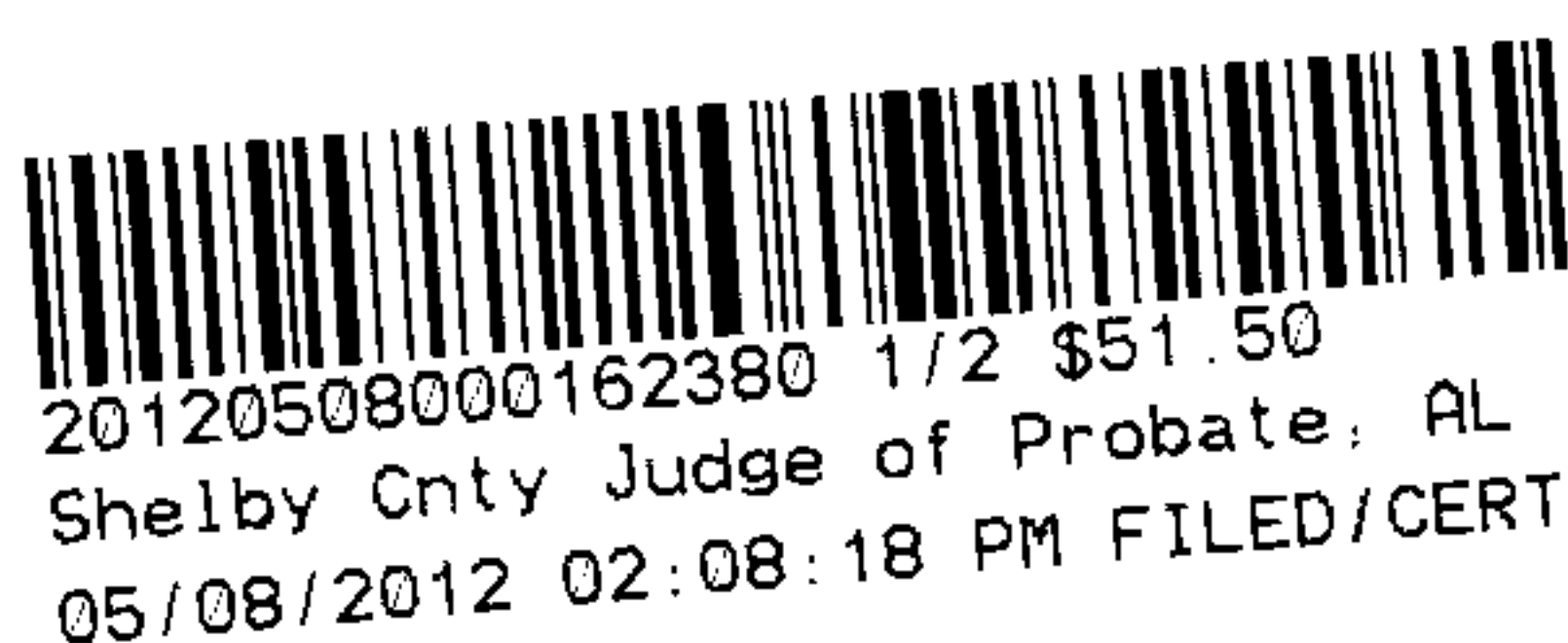
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Loretta Ann Alexander, 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 8th day of May, 2012.



William R. Justice
Notary Public



Shelby County, AL 05/08/2012
State of Alabama
Deed Tax: \$36.50

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence southerly along the West line of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 5, a distance of 2,638.52 feet to a point on the North line of Shelby County Highway Number 22; thence turn an angle of 82 degrees 10 minutes 19 seconds left and run easterly along said right of way line a distance of 100.37 feet to the point of beginning of the property Parcel 4, being described; thence turn an angle of 97 degrees 49 minutes 41 seconds left and run northerly a distance of 210.0 feet to a point; thence turn an angle of 84 degrees 29 minutes 34 seconds left and run westerly a distance of 210.0 feet to a point; thence turn an angle of 84 degrees 29 minutes 34 seconds right and run northerly a distance of 420.0 feet to a point; thence turn an angle of 84 degrees 29 minutes 34 seconds left and run westerly a distance of 208.64 feet to a point; thence turn an angle of 95 degrees 30 minutes 26 seconds left and run southerly a distance of 619.04 feet to a point on the North right of way line of said Highway 22; thence turn an angle of 86 degrees 02 minutes 17 seconds left and run easterly along the North line of said Highway 22 a distance of 90.40 feet to a point; thence turn an angle of 3 degrees 51 minutes 58 seconds right and continue along said right of way line a distance of 329.60 feet to the point of beginning.

According to survey of Joseph E. Conn, Jr., Reg. No. 9049, dated February 10, 1986.

The following easement is reserved from the above described parcel of land:

A 20-foot easement for ingress and egress lying 10 feet either side of a centerline described as follows:

Commence at the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 5, Township 22 South, Range 3 West, Shelby County and run thence southerly along the West line of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 5, a distance of 2638.52 feet to a point on the North line of Shelby Highway Number 22; thence turn an angle of 97 degrees 49 minutes 41 seconds right and run westerly along said right of way a distance of 229.23 feet to a point; thence turn an angle of 3 degrees 51 minutes 58 seconds left and run westerly along said right of way a distance of 90.40 feet to the point of beginning of the centerline of said 20-foot easement; thence turn an angle of 86 degrees 02 minutes 17 seconds right and run a distance of 619.04 feet to a point; thence turn an angle of 45 degrees to the right and run a distance of 230 feet, more or less, to the end of said centerline of said easement, which said point is on the West line of a parcel of land conveyed simultaneously herewith to James E. Alexander and wife, Mandy L. Alexander.



20120508000162380 2/2 \$51.50
Shelby Cnty Judge of Probate, AL
05/08/2012 02:08:18 PM FILED/CERT

JAA