

This instrument was prepared by:
William H. Halbrooks, Attorney
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Luis Antonio Quintana
128 King Valley Drive
Pelham, AL 35124
(Also property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of One Hundred Eighteen Thousand and No/100---(\$118,000.00)
As evidenced by closing statement.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt
whereof is acknowledged, I

Rose Marie King, an unmarried woman, individually, and as Personal
Representative of the Estate of James L. King, deceased, Probate
Case #2014-000010 and a Trustee of the Family Trust created under
the Will of James L. King, deceased, Probate Case #2014-000010

(Whose address is 3438 Indian Lake Drive, Pelham, AL 35124

(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

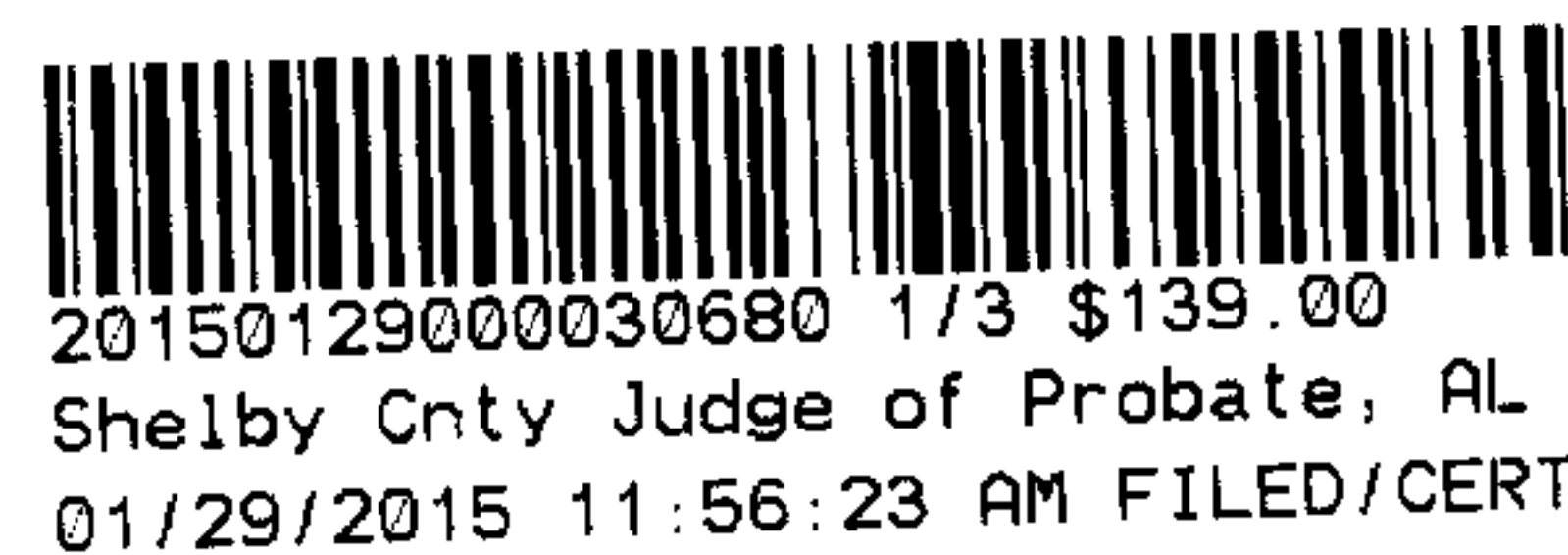
Luis Antonio Quintana and Aurora Luna Quintana

(Whose address is the property address)

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

See Attached Exhibit "A"

Subject to: all easements, taxes, restrictions, rights of way of record.



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 that 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, their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this 6th
day of January, 2015.

Rose Marie King (Seal)
Rose Marie King, Individually

Rose Marie King PR Tr (Seal)
Rose Marie King, Personal Representative and
Trustee

Shelby County, AL 01/29/2015
State of Alabama
Deed Tax: \$118.00

STATE OF Alabama

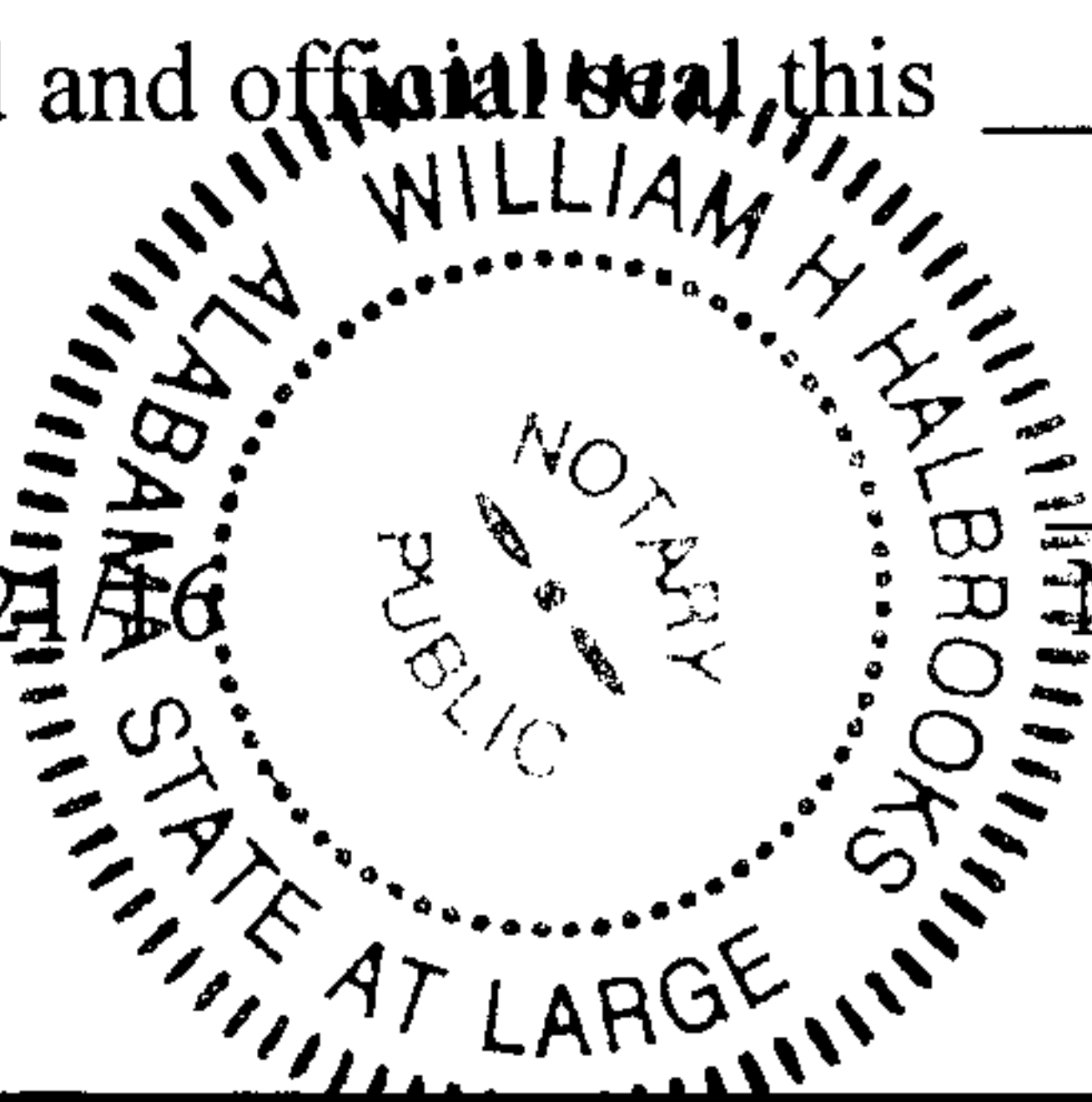
General Acknowledgment

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify
Rose Marie King, whose name(s) is/are signed to the foregoing conveyance, and who is/are known
to me, acknowledged before me on this day, that, being informed of the contents of the conveyance,
they/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 6th day of January, A.D., 2015.

My Commission Expires: 4/21/16



William H. Halbrooks
Notary Public: William H. Halbrooks

STATE OF ALABAMA)
JEFFERSON COUNTY)

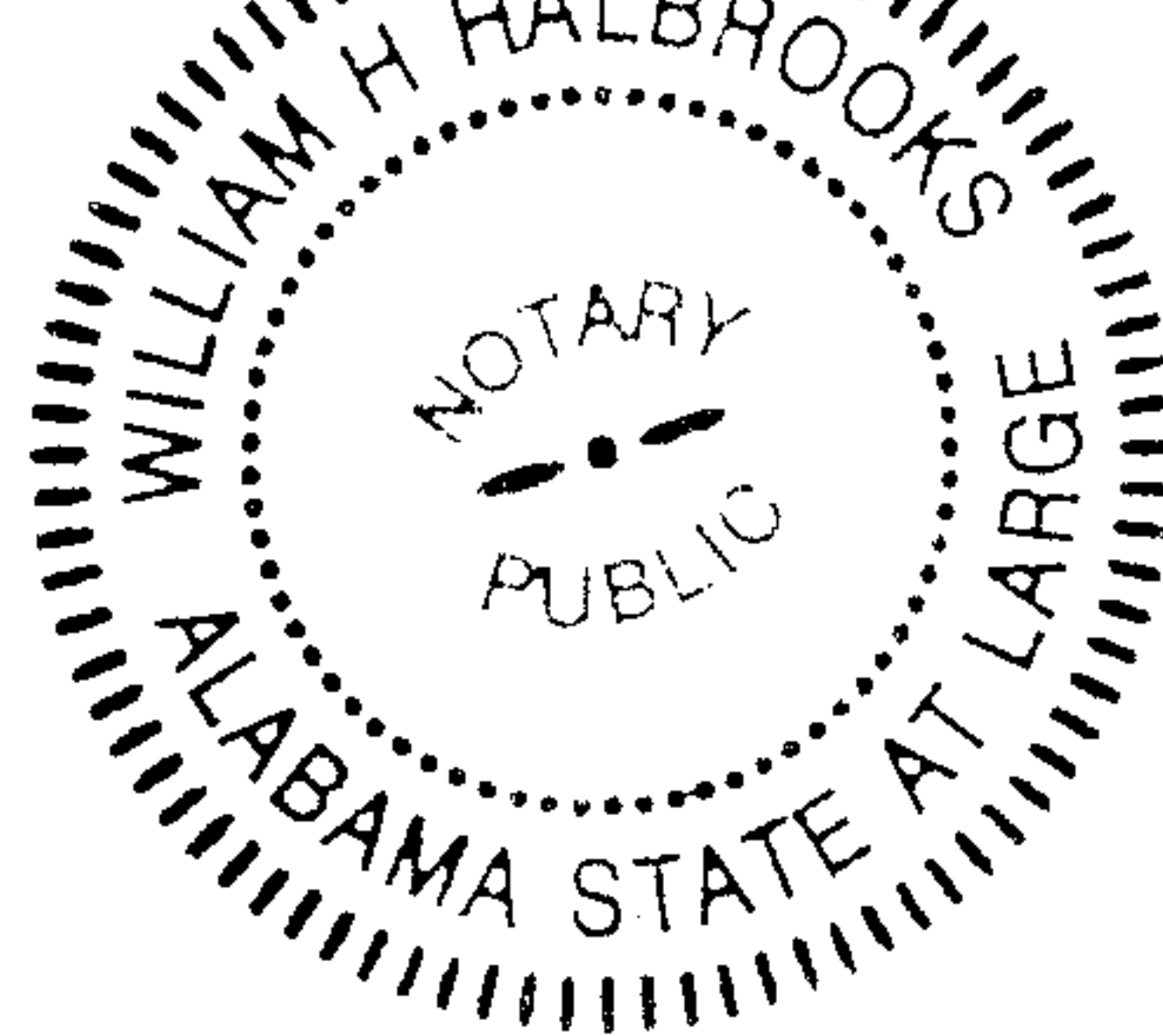
Representative Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rose Marie King, whose name as Personal Representative of The Estate of James L. King, deceased, Probate Case #2014-000010, and as Trustee of the Family Trust created under the Will of James L. King, deceased, Probate Case #2014-000010 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, he/she, in his/her capacity as such has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of January, A.D., 2015.

My Commission Expires: 4/21/16

Notary Public: William H. Halbrooks



20150129000030680 2/3 \$139.00
Shelby Cnty Judge of Probate, AL
01/29/2015 11:56:23 AM FILED/CERT

Exhibit "A"

Attached Legal Description

Commence at the SE Corner of the NE 1/4 of the NW 1/4, Section 23, Township 20 S, Range 3 W; thence westerly along 1/4—1/4 line 135.35'; thence right 88 deg. 40' and run 34.5' to the point of beginning; thence right 90 deg. and run 189.32' to the west ROW of a paved road; thence left 90 deg. and run along said ROW 122.8'; thence left 83 deg. and run 210.0'; thence right 97 deg. and run 183.63'; thence left 149 deg. 59' 23" and run 170.86'; thence left 27 deg. 44' 07" and run 80.00'; thence right 10 deg. 27' 30" and run 106.75'; thence left 102 deg. 45' and run 131.28' to the Point of Beginning. Less and except a road ROW along the west line of said property.



20150129000030680 3/3 \$139.00
Shelby Cnty Judge of Probate, AL
01/29/2015 11:56:23 AM FILED/CERT