

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 101, 1318 Alford Avenue  
Birmingham, Alabama 35226

Send Tax Notice To:  
REINEL BRITO  
290 STONY TL  
MAYLWEE AL.  
35714

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS**

STATE OF ALABAMA       )  
SHELBY COUNTY        )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration OF Two Hundred Thirty Thousand and 00/100 Dollars (\$230,000.00) and other good and valuable considerations, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, **Juan Pablo Arreola and wife Candace K. Arreola** (herein referred to as Grantor, whether one or more) whose mailing address is 8801 HWY 119 ALABAMA, AL. 35007, grant, bargain, sell and convey unto **Reinel Brito and Yolanda Fernandez** (herein referred to as Grantees) whose mailing address is 290 STONY TL. MAYLWEE, AL. 35714, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which is **4117 Highway 22, Montevallo, Alabama 35115** to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

**SUBJECT TO:** (1) Taxes due in the year 2018 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Matters shown on survey of Allsurv, LLC dated 12-26-17 under Drawing Number 15140.

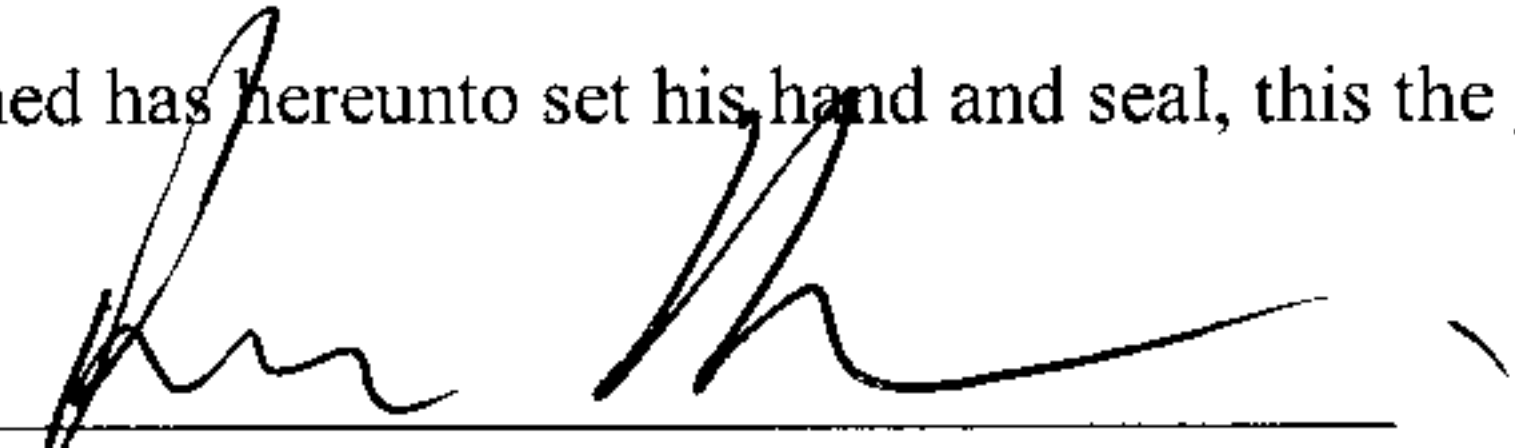
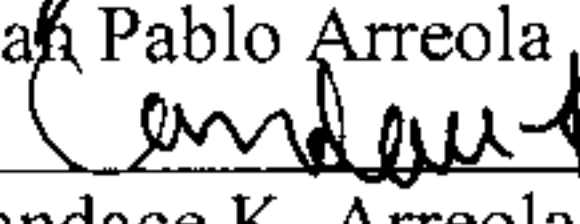
\$135,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

Grantors represent and warrant that there are no mandatory fire dues or assessments owing against the Property.

**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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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**, the undersigned has hereunto set his hand and seal, this the 24 day of JANUARY, 2018.

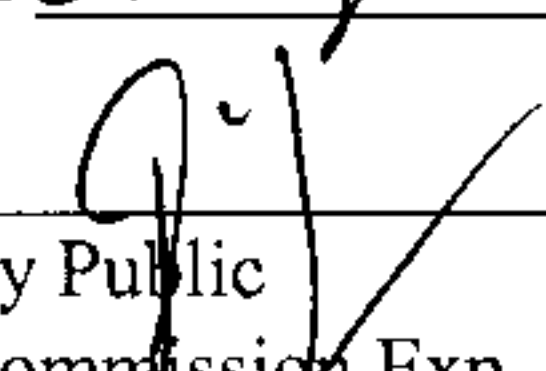
  
\_\_\_\_\_  
Juan Pablo Arreola  
  
\_\_\_\_\_  
Candace K. Arreola

STATE OF ALABAMA       )  
JEFFERSON COUNTY       )

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that Juan Pablo Arreola and wife Candace K. Arreola, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me this day that, being informed of the contents of said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of JANUARY, 2018.

Shelby County, AL 02/01/2018  
State of Alabama  
Deed Tax: \$95.00

  
\_\_\_\_\_  
Notary Public  
My Commission Exp. 2-1-18



Agent File No.: A-00220

**SCHEDULE A  
ALTA COMMITMENT  
LEGAL DESCRIPTION**

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

**Commence at the NW corner of the NE 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence Southerly along the West line of the East 1/2 of the NE 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.**

**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 1/4 of the NE 1/4 of Section 5, Township 22 South, Range 3 West, Shelby County and run thence Southerly along the West line of the East 1/2 of the NE 1/4 of said Section 5, a distance of 2,638.52 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.**

*This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.*