

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Jason Arriazola
3313 Shetland Trace
Birmingham, AL 35242

20180302000067540
03/02/2018 08:51:39 AM
DEEDS 1/2

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$260,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Scott A. Montes and Kimberly A Montes, a married couple (the "Grantor", whether one or more), whose mailing address is 5109 Franford Drive, Owens Cross Roads, AL 35763, do hereby grant, bargain, sell, and convey unto Jason Arriazola (the "Grantee", whether one or more), whose mailing address is 3313 Shetland Trace, Birmingham, AL 35242, the following-described real estate situated in Shelby County, Alabama, the address of which is 3313 Shetland Trace, Birmingham, AL 35242; to-wit:

SEE ATTACHED EXHIBIT "A"


- Subject to:
- (1) ad valorem taxes for the current year and subsequent years;
 - (2) restrictions, reservations, conditions, and easements of record, if any; and
 - (3) any minerals or mineral rights leased, granted, or retained by prior owners.


TO HAVE AND TO HOLD unto the said Grantee, its heirs, and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$247,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Scott A. Montes and Kimberly A Montes, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 28th day of February, 2018.




Scott A. Montes


Kimberly A Montes

State of Alabama
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Scott A. Montes and Kimberly A Montes, a married couple , whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, They executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 28th of February, 2018.



Notary Public

Commission Expires: 10/31/2020

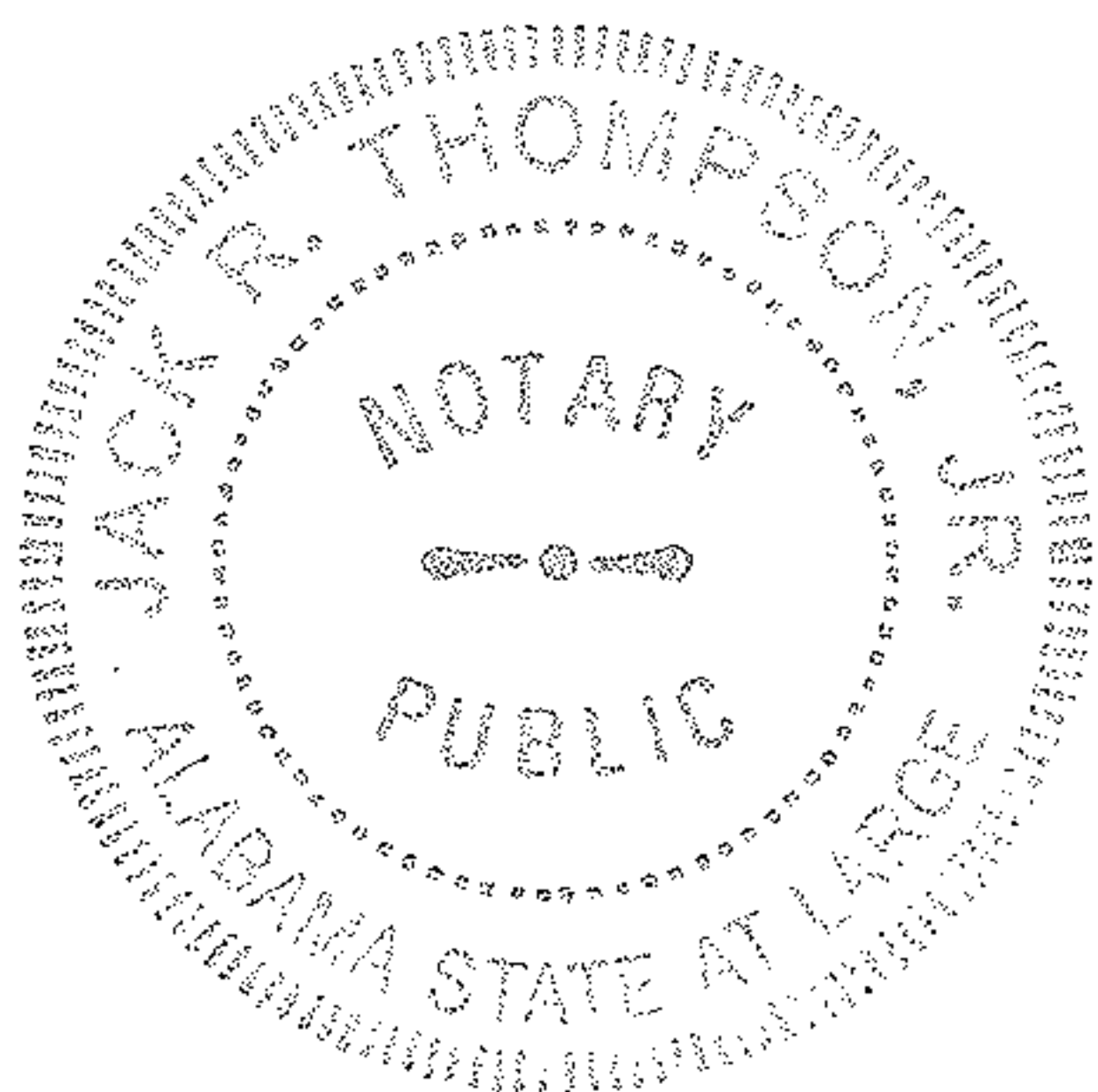


EXHIBIT "A"
Legal Description

Lot 13, Block 9, according to the Survey of Kerry Downs, a subdivision of Inverness as recorded in Map Book 5, Pages 135 and 136, in the Probate Office of Shelby County, Alabama

20180302000067540 03/02/2018 08:51:39 AM DEEDS 2/2



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/02/2018 08:51:39 AM
\$31.00 CHERRY
20180302000067540

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the printed name of the Probate Judge.