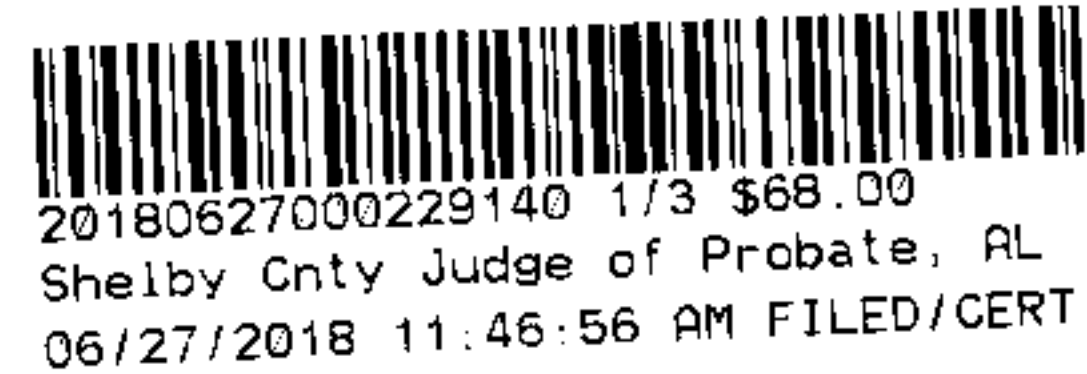


Send tax notice to:
Hector E. Moreno and Bianca Moreno
111 Huckleberry Drive
Maylene, AL 35115

This instrument prepared by:
Charles A. J. Beavers, Jr.
Bradley Arant Boult Cummings LLP
One Federal Place
1819 Fifth Avenue North
Birmingham, AL 35203-2104

STATE OF ALABAMA)
 :
SHELBY COUNTY)



STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

In consideration of One Hundred Fifty Thousand Dollars (\$150,000.00) (which value has been verified by closing statement) and other good and valuable considerations in hand paid to **SUMMER PROPERTIES LLC**, an Alabama limited liability company ("Grantor"), whose address is 3140 Pelham Parkway #600, Pelham, Alabama 35124, by **HECTOR E. MORENO** and wife, **BIANCA MORENO** ("Grantees"), whose address is 111 Huckleberry Drive, Maylene, Alabama 35115, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the real property (the "Property") situated in Shelby, County, Alabama, together with any and all improvements on, and appurtenances to, the Property, and more particularly described as follows, to-wit:

Beginning at the southeast corner of the southwest 1/4 of the northeast 1/4 of Section 6, Township 24 North, Range 13 East, Shelby County, Alabama; thence run north 86 degrees 32 minutes 34 seconds west along the south line of said 1/4-1/4 section a distance of 165.77 feet to a set rebar corner; thence run north 00 degrees 54 minutes 52 seconds west for a distance of 712.16 feet to the south right of way line of Alabama Highway No. 25; thence run south 89 degrees 17 minutes 11 seconds east along said right of way line for 230.05 feet to a found old corner on the east line of the said southwest 1/4 of the northeast 1/4 of Section 6; thence run south 04 degrees 13 minutes 55 seconds west along the east line of said 1/4-1/4 section for 721.16 feet to the point of beginning.

Grantor attests, to the best of Grantor's knowledge and belief, that the information contained in this Deed is true and accurate. Grantor further understands that any false statements claimed in this Deed may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1(h).

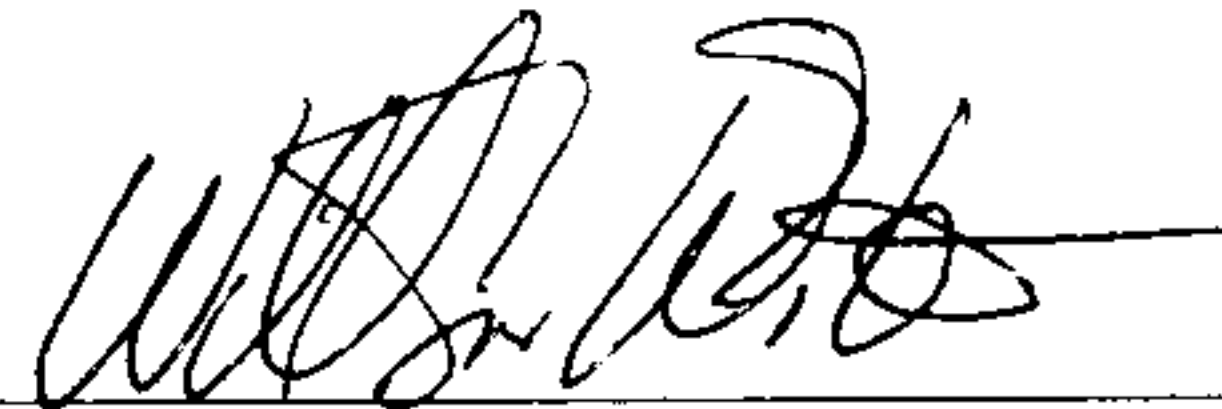
\$104,421.75 of the consideration is being paid by a promissory note secured by a purchase money mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to those matters set forth on **Exhibit A** attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed as of the 22nd day of June, 2018.

SUMMER PROPERTIES LLC

By:


William B. White, III
Its Manager



20180627000229140 2/3 \$68.00
Shelby Cnty Judge of Probate, AL
06/27/2018 11:46:56 AM FILED/CERT

STATE OF ALABAMA)
 :
SHELBY COUNTY)

I, the undersigned, a notary public in and for said county in said state, hereby certify that William B. White, III, whose name as Manager of Summer Properties LLC, an Alabama limited liability company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 25 day of JUNE, 2018.

[NOTARIAL SEAL]


Notary Public

My commission expires:

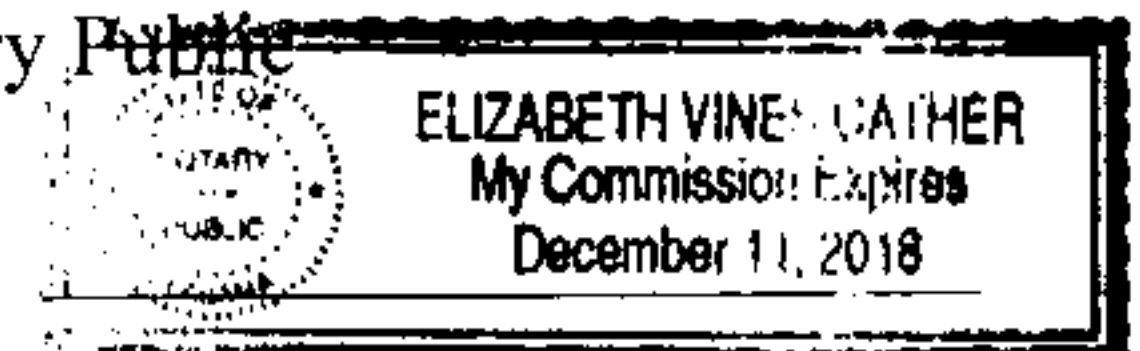


EXHIBIT A

1. Ad valorem taxes for the 2018 tax year and thereafter.
2. Title to that portion of the Property within any road rights-of-way, if any.
3. Right-of-way granted to Alabama Power Company recorded in Volume 101, page 94; Deed Book 171, page 259; Deed Book 216, page 538; and Deed Book 266, page 47, in the Probate Office of Shelby County, Alabama.
4. Right-of-way granted to City of Montevallo recorded in Deed Book 177, page 318, in said Probate Office.
5. Easements, restrictions, reservations, rights-of-way, covenants, building setback lines, utility easements, and conditions of record.
6. Matters which would be revealed by an accurate survey or physical inspection of the Property, including any encroachments, if any.
7. Mineral and mining rights not owned by Grantor.
8. Zoning ordinances affecting the Property.
9. The Property is conveyed in its AS-IS condition, without warranty or representation with respect thereto.
10. Access to the Property currently extends across an adjacent parcel which is owned by the Grantor, (the "Current Access"). Grantees acknowledge that the Property shall no longer have use of the Current Access and agree to construct, at Grantees' expense, driveway access from the Property directly into Alabama Highway 25, without in any manner crossing any adjacent lands of Grantor. Grantees shall also construct a fence along the boundary between the Property and Grantor's adjacent lands, in accordance with specifications and in locations acceptable to Grantor. The construction of the new driveway access and fence shall be completed, by and at the expense of Grantees, within ninety (90) days after the date of the conveyance of the Property.



20180627000229140 3/3 \$68.00
Shelby Cnty Judge of Probate, AL
06/27/2018 11:46:56 AM FILED/CERT