

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Adriana Arreola Montes De Oca and
Juan Carlos Martinez Hernandez
120 Pine Oaks
Montevallo, AL 35115

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **JUAN PABLO ARREOLA MONTES DE OCA and spouse, CANDACE K. ARREOLA** (herein referred to as Grantors) grant, bargain, sell and convey unto **ADRIANA ARREOLA MONTES DE OCA and JUAN CARLOS MARTINEZ HERNANDEZ** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

JUAN PABLO ARREOLA MONTES DE OCA is one and the same person as JUAN PABLO ARREOLA MONTES DEOCA and JUAN PABLO ARREOLA.

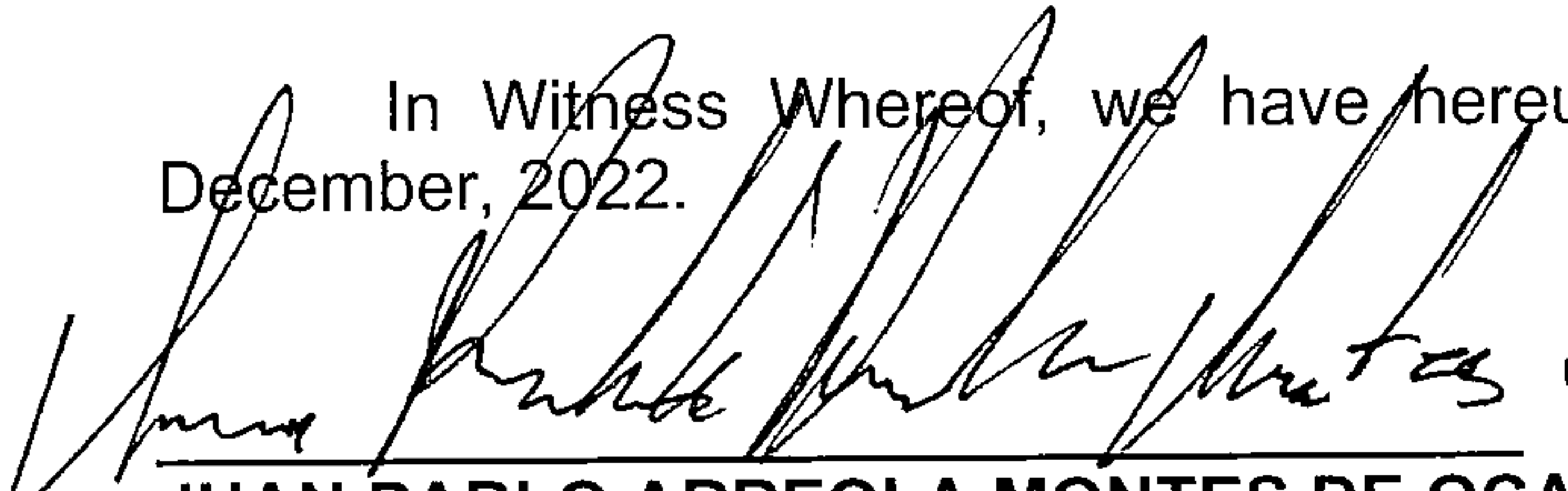
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$128,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, we have hereunto set our hands and seals this 13th day of December, 2022.


JUAN PABLO ARREOLA MONTES DE OCA

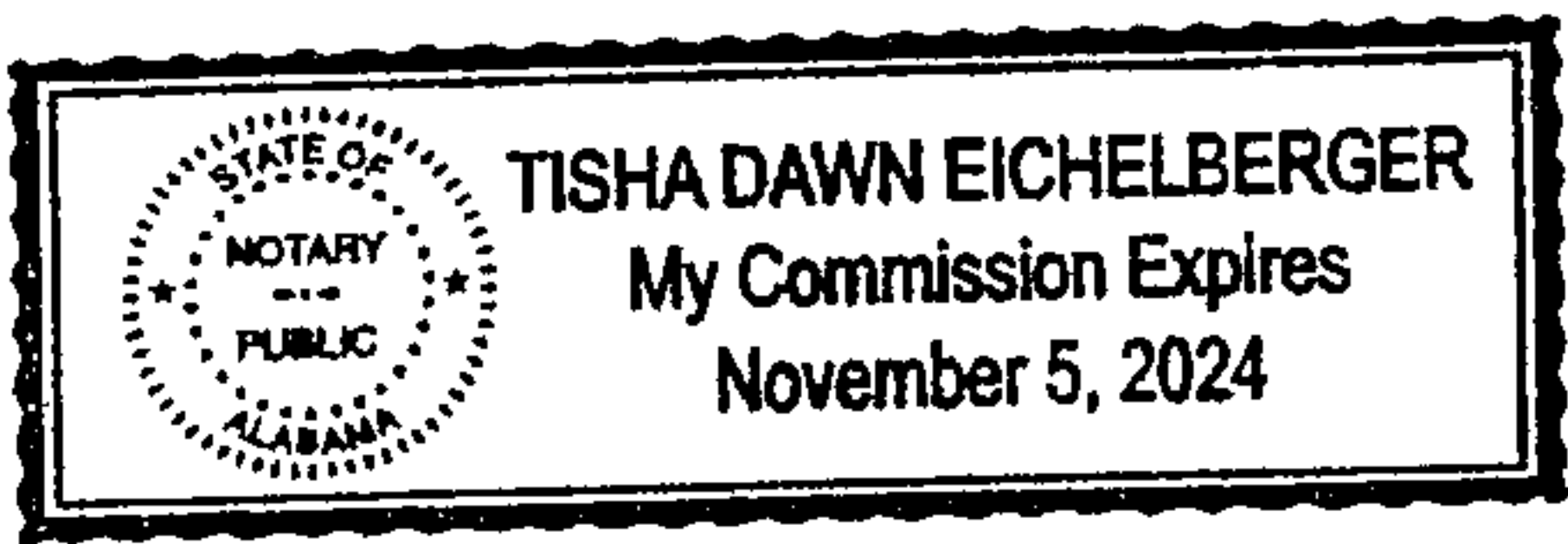

CANDACE K. ARREOLA

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JUAN PABLO ARREOLA MONTES DE OCA and CANDACE K. ARREOLA**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of December, 2022.




Notary Public
My Commission Expires: 11/05/2024

EXHIBIT "A"

Commence at the Northwest corner of the Northeast quarter of the Northeast quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama and run thence southerly along the west line of the East one half of the Northeast quarter of said section 5 a distance of 2,638.52 feet to a point on the north margin of Shelby County Highway No. 22; thence turn a deflection angle of 82 degrees 10 minutes 19 seconds left and run easterly along said margin of said highway a distance of 100.37 feet to a point; thence turn a deflection angle of 02 degrees 40 minutes 45 seconds left and continue along margin of said highway a distance of 210.00 feet to a point; thence turn a deflection angle of 95 degrees 30 minutes 26 seconds to the left and run northerly a distance of 630.00 feet to a found rebar property corner and the point of beginning of the property being described; thence run North 84 degrees 06 minutes 38 seconds West a distance of 460.52 feet to a found property corner; thence run North 02 degrees 50 minutes 03 seconds East a distance of 545.80 feet to a property corner; thence run North 22 degrees 42 minutes 32 seconds West a distance of 167.11 feet to a property corner; thence run North 73 degrees 23 minutes 26 seconds West a distance of 300.00 feet to a property corner; thence run North 11 degrees 31 minutes 11 seconds East a distance of 164.38 feet to a point in the centerline of a branch; thence run southeasterly and northeasterly along the centerline of said branch the following 15 calls:

South 63 degrees 51 minutes 12 seconds East a distance of 50.0 feet to a point; thence South 53 degrees 32 minutes 52 seconds East a distance of 75.32 feet to a point; thence South 71 degrees 34 minutes 16 seconds East a distance of 65.98 feet to a point; thence South 44 degrees 00 minutes 43 seconds East a distance of 64.09 feet to a point; thence South 77 degrees 54 minutes 24 seconds East a distance of 79.15 feet to a point; thence North 47 degrees 13 minutes 39 seconds East a distance of 97.50 feet to a point; thence North 60 degrees 58 minutes 26 seconds East a distance of 30.77 feet to a point; thence North 74 degrees 46 minutes 48 seconds East a distance of 47.10 feet to a point; thence South 83 degrees 21 minutes 53 seconds East a distance of 77.36 feet to a point; thence North 89 degrees 39 minutes 47 seconds East a distance of 53.83 feet to a point; thence South 70 degrees 55 minutes 42 seconds East a distance of 65.21 feet to a point; thence North 73 degrees 51 minutes 09 seconds East a distance of 40.20 feet to a point; thence North 40 degrees 11 minutes 04 seconds East a distance of 64.33 feet to a point; thence North 34 degrees 23 minutes 59 seconds East a distance of 41.56 feet to a point; thence North 61 degrees 59 minutes 57 seconds East a distance of 30.84 feet to a point; thence South 00 degrees 22 minutes 56 seconds West a distance of 1,015.75 feet to the point of beginning.

TAX PARCEL NUMBER: 27-3-05-0-001-054.001

TAX PARCEL NUMBER: 27-3-05-0-001-054.004

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	JUAN PABLO ARREOLA MONTES DE OCA	Grantee's Name	ADRIANA ARREOLA MONTES DE OCA
Mailing Address	CANDACE K. ARREOLA 1039 7th Avenue SW Alabaster, AL 35007	Mailing Address	JUAN CARLOS MARTINEZ HERNANDEZ 120 Pine Oaks Montevallo, AL 35115
Property Address	120 Pine Oaks Montevallo, AL 35115	Date of Sale	December 13, 2022
		Total Purchase Price \$	160,000.00
		Or	
		Actual Value \$	
		Or	
		Assessor's Market Value \$	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☒ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date December 13, 2022 Print B. CHRISTOPHER BATTLES

Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/28/2022 01:37:08 PM
\$60.00 PAYGE
20221228000461620

Alvin S. Bayl