

✓ This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

11070

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Thousand and No/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Beth/Anthony Bonilla

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto my husband, Marco

Julio Bonilla

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

My undivided interest in and to the following described property:

A part of the NE 1/4 of the SW 1/4 of Section 13, Township 19 South, Range 2 West more particularly described as follows: Commence at the Southwest corner of the NE 1/4 of SW 1/4 of said Section 13 and run East along the South line of said quarter-quarter section 29.66 feet to the point of beginning, said point being on the Southeasterly right of way of Cahaba Valley Road; thence continue East along the South line of said quarter-quarter line a distance of 636.40 feet to a point on the Northwesterly right of way of Oak Mountain Park Road (as constructed 40 feet from Centerline); thence an angle left of 63 deg. 26 min. and run Northeasterly along said Northwesterly right of way 184.30 feet; thence an angle left of 116 deg. 34 min. and run West 593.26 feet to a point on the Southeasterly right of way of Cahaba Valley Road; thence an angle left of 56 deg. 15 min. 19 sec. to tangent of a curve to the right having a central angle of 5 deg. 17 min. 19 sec. and a radius of 1472.5 feet and run Southwesterly along the arc of said curve 135.92 feet to point of tangent; thence continue along said tangent in a Southwesterly direction 71.40 feet to the point of beginning, subject to easements, restrictions, and rights of way of record and subject to mortgage indebtedness.

19770718000072820 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/18/1977 12:00:00AM FILED/CERT

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 have hereunto set my hands(s) and seal(s), this 15th day of July, 1977.

STATE OF ALA SHELBY CO.  
I CERTIFY THIS

1977 JUL 18 AM 11:10 Rec 1.50  
JUDGE OF PROBATE (Seal) 3.00

Beth Bonilla (Seal)

De mty 367-368 (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Beth Bonilla, (wife of the grantee Marco Julio Bonilla) whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of July, A. D., 1977

Notary Public.