

20200701000272640  
07/01/2020 03:23:16 PM  
QCDEED 1/7

<p><b>TRANSFEROR:</b>          Lowell J. Bonds, Sole heir to Lowell Bonds, (a/k/a Lowell M. Bonds)          Ear I Bonds and Anthony Crapet          5501 Quail Run Drive          Pelham, AL 35124</p> <p><b>TRANSFeree:</b>          Lowell J. Bonds          1808 Hummingbird Lane          Hoover, AL 35226</p>	<p><b>Property Address:</b> raw land</p> <p><b>Actual Value:</b> \$7,940.00</p> <p><b>Value Verification:</b> Tax Assessment</p>
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Richard W. Theibert, Attorney

2125 Morris Avenue

Birmingham, Alabama 35203

Lowell J. Bonds

1808 Hummingbird Lane

Hoover, AL 35226

# QUITCLAIM DEED

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

That in consideration of ONE THOUSAND AND NO/100 DOLLARS, (\$1,000.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, Lowell J. Bonds, sole heir to Lowell Bonds (a/k/a Lowell M. Bonds), Earl Bonds and Anthony Crapet, (hereinafter referred to as "TRANSFERORS") to Lowell J. Bonds, (hereinafter referred to as "TRANSFeree"), the receipt of which is hereby acknowledged, the said TRANSFERORS do by these presents, grant, bargain, sell and convey unto TRANSFeree the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning

ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF ANY TRANSFEROR.

This deed is executed by Lowell J. Bonds, sole heir to Lowell Bonds (a/k/a Lowell M. Bonds), Earl Bonds and Anthony Crapet. Anthony Crapet is one and the same as Anthony Crapet, the name being misspelled in the granting deed.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE WORK OF SURVEY.

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any manner appertaining to such property, the reversion and reversions, remainder and remainders, rents, issues, and profits of such property. To have and to hold all and singular the premises, together with the appurtenances, to Transferee and to Transferee's heirs and assigns forever.

IN WITNESS WHEREOF, Lowell J. Bonds, sole heir to Lowell Bonds (a/k/a Lowell M. Bonds), Earl Bonds and Anthony Crapet have caused this deed to be executed by them on this 8 day of February, 2020.

*April*

SEE ATTACHED SIGNATURE PAGES

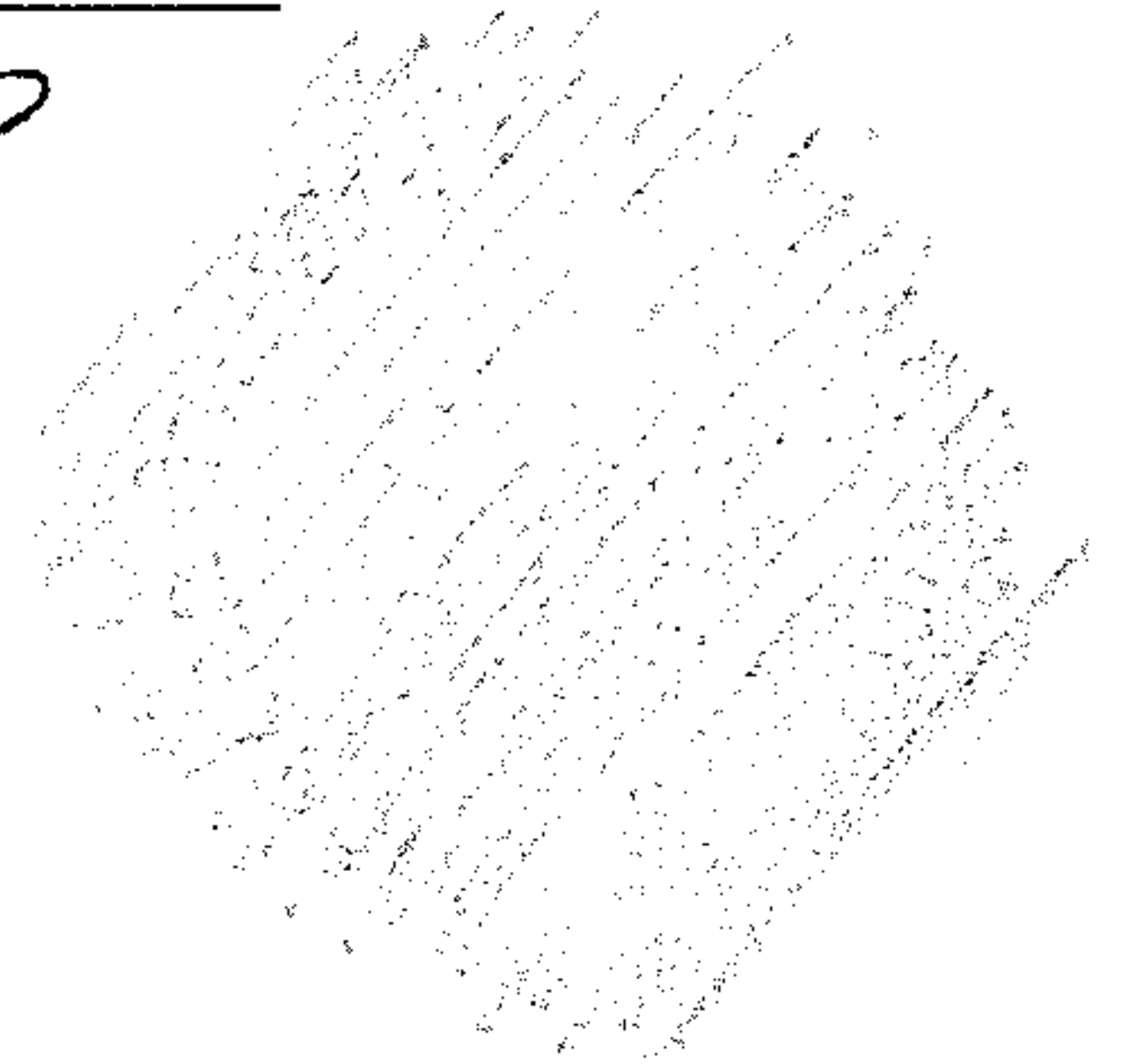
  
Lowell J. Bonds


STATE OF ALABAMA       )  
COUNTY OF SHELBY     )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Lowell J. Bonds, whose name 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 document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of February, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My commission expires: 5.23.20

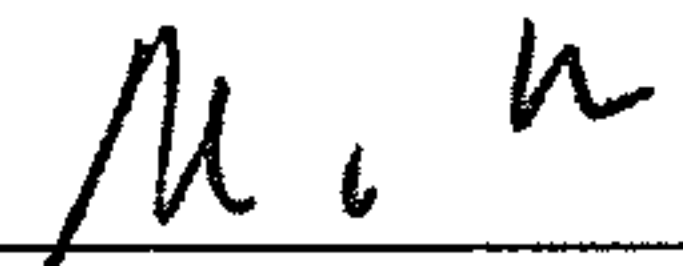


  
\_\_\_\_\_  
Earl Bonds

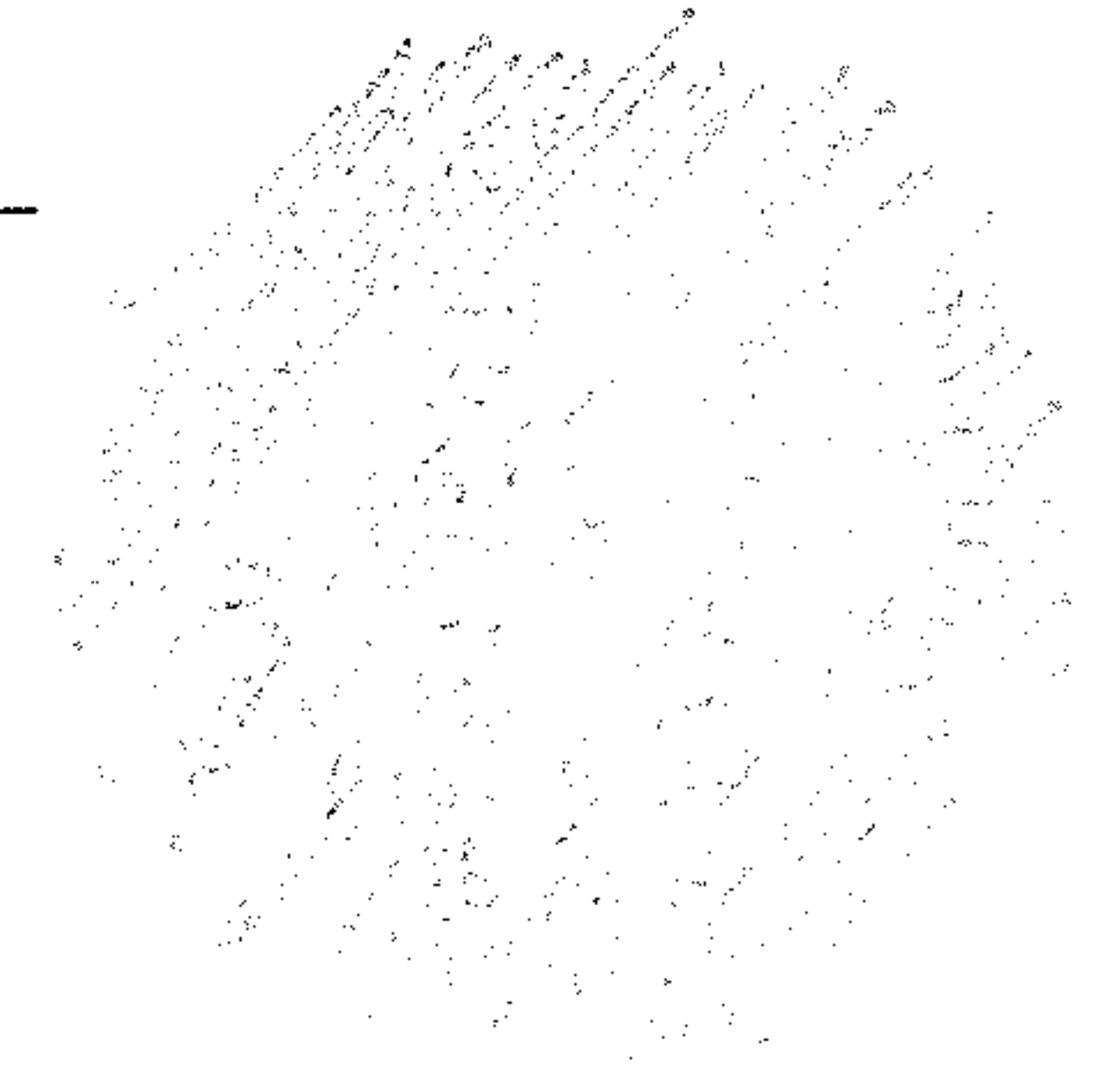
STATE OF ALABAMA       )  
COUNTY OF SHELBY     )


I, the undersigned Notary Public in and for said County in said State, hereby certify that Earl Bonds, whose name 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 document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of <sup>April</sup>~~February~~, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 5.23.20

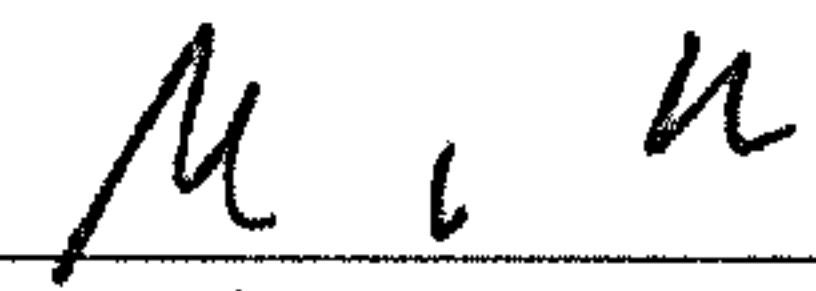


  
\_\_\_\_\_  
Anthony Crapet

STATE OF ALABAMA     )  
SHELBY COUNTY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Anthony Crapet, whose name 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 document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of April, 2020.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5.23.20

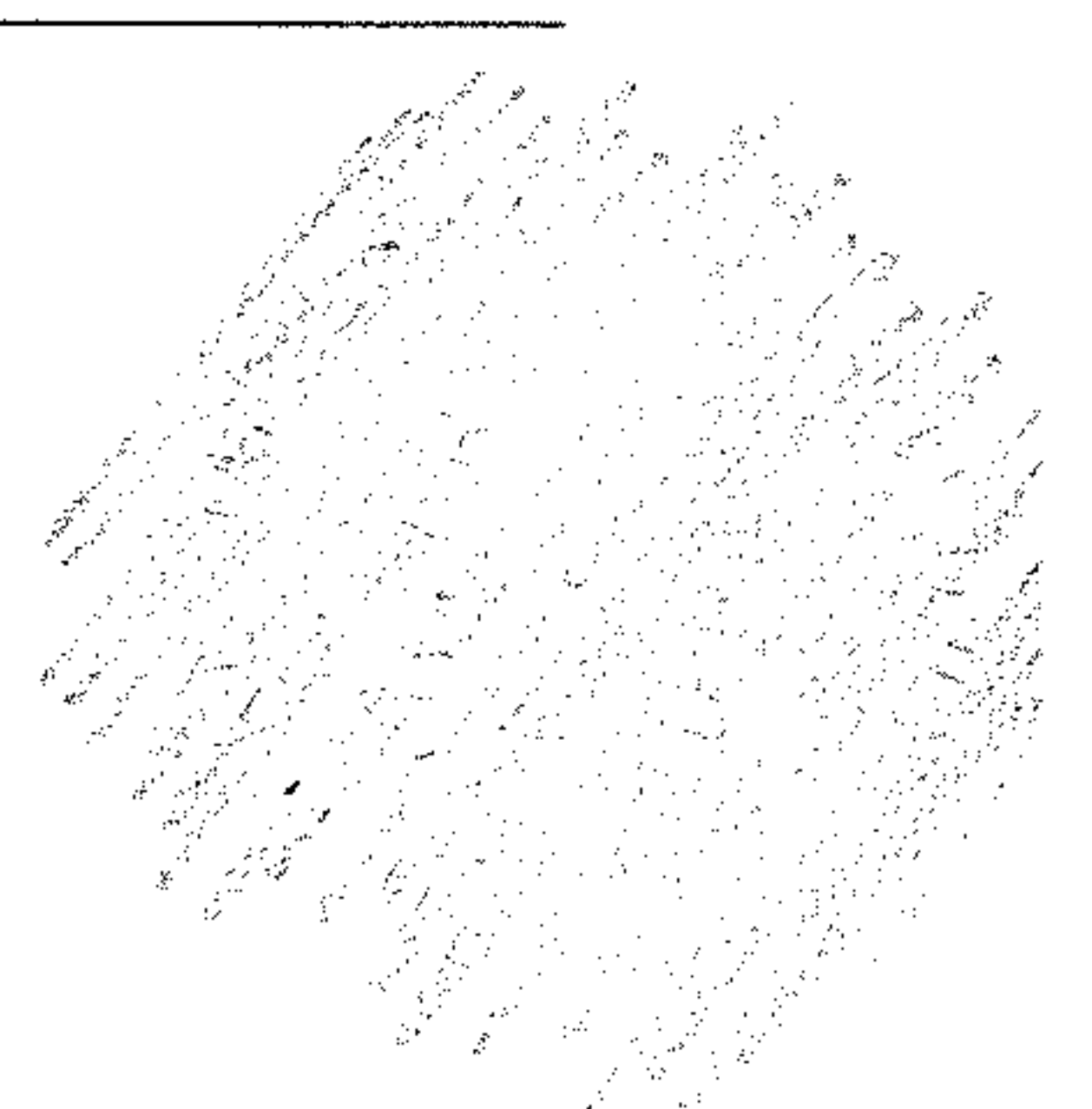


Exhibit "A"

Commence at the Southwest corner of the S.E. 1/4 of the N.W. 1/4 of Section 2, Township 24 North, Range 12 East, thence run Northerly and along the west line for a distance of 234.74 feet to a point on the northeasterly right of way of Alabama Highway No. 25, thence turn 98 degrees 02 minutes to the right and along said right of way for a distance of 414.06 feet to the point of beginning. Thence continue along same line for a distance of 83.46 feet, thence turn 96 degrees 00 minutes to the left for a distance of 189.83 feet thence turn 90 degrees 0 minutes to the left for a distance of 83.0 feet, thence turn 90 degrees 00 minutes to the left for a distance of 180.00 feet to the point of beginning.



REAL ESTATE SALES VALIDATION FORM

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

Grantor's Names and Addresses:

Lowell J. Bonds  
Earl Bonds  
Anthony Crapet  
6501 Quail Run Drive  
Birmingham, AL 35242

Property Address:

raw land

Grantee's Name and Address:

Lowell J. Bonds  
1808 Hummingbird Lane  
Hoover, AL 35226

Date of Conveyance:

April 8, 2020

Purchase Price: \$1,000.00

OR

Assessed Market Value: \$ 7,940.00

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: April 8, 2020

Sign: Richard W. Theibert  
Print: Richard W. Theibert  
Agent



Allen S. Bayl