

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Lowell J. Bonds
1808 Hummingbird Lane
Hoover, AL 35226

STATUTORY
WARRANTY DEED

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

That in consideration of Eighty Thousand Two Hundred Fifty-Four and No/100 Dollars (\$80,254.00), which is the total purchase price, in hand paid to the undersigned, Lowell J. Bonds, sole heir to Lowell Bonds (a/k/a Lowell M. Bonds), Catherine Bonds Crapet, (heir to Nelson Bonds), and Earl Bonds, Jr. (hereinafter referred to as "GRANTORS"), by Lowell J. Bonds (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2020 and subsequent years and not yet due and payable;
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record;
and
4. This Deed was prepared without benefit of title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

Catherine Bonds Crapet is one and the same person as Cathy Bonds Crapet and Cathy Crapet.

GRANTORS make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTORS have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTORS.

Catherine Bonds Crapet is a married woman.

Lowell J. Bonds is a married man.

Earl Bonds, Jr. is a married man.

Lowell Bonds (a/k/a Lowell M. Bonds) died on July 2, 1988.

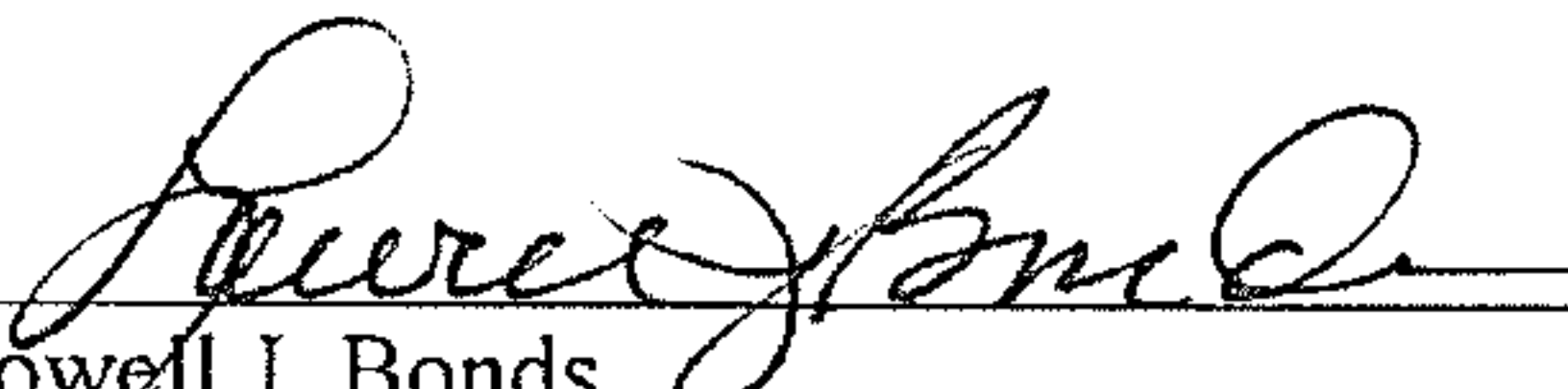
Nelson Bonds died on August 20, 2002.

This property does not constitute the homestead of GRANTORS, OR THEIR RESPECTING SPOUSES. Lowell Bonds (a/k/a Lowell M. Bonds) was a grantee pursuant to the deed recorded in Instrument 1995-02508 in the Probate Court of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned GRANTORS have hereto executed this document this 8 day of ~~February~~, 2020.

April

SEE ATTACHED SIGNATURE PAGES

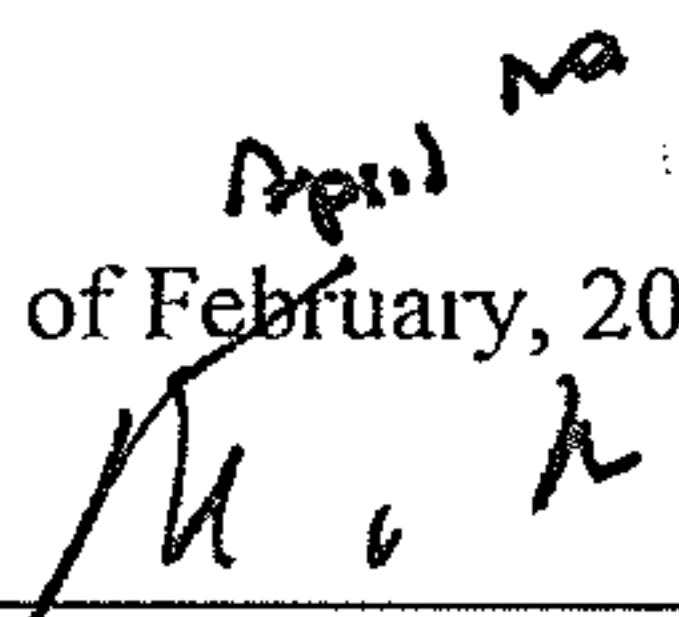


Lowell J. Bonds

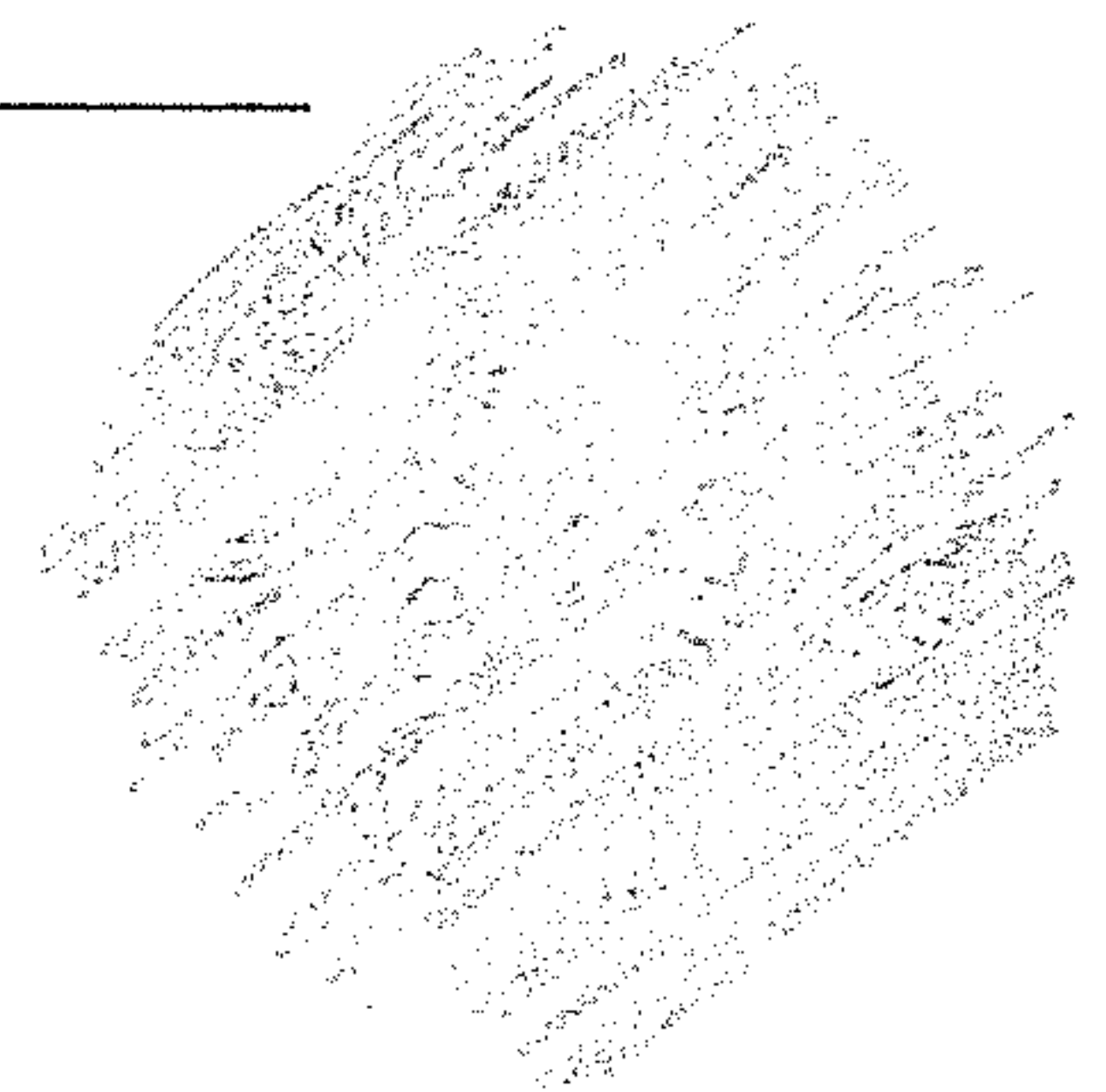
STATE OF ALABAMA)
COUNTY OF SHELBY)

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



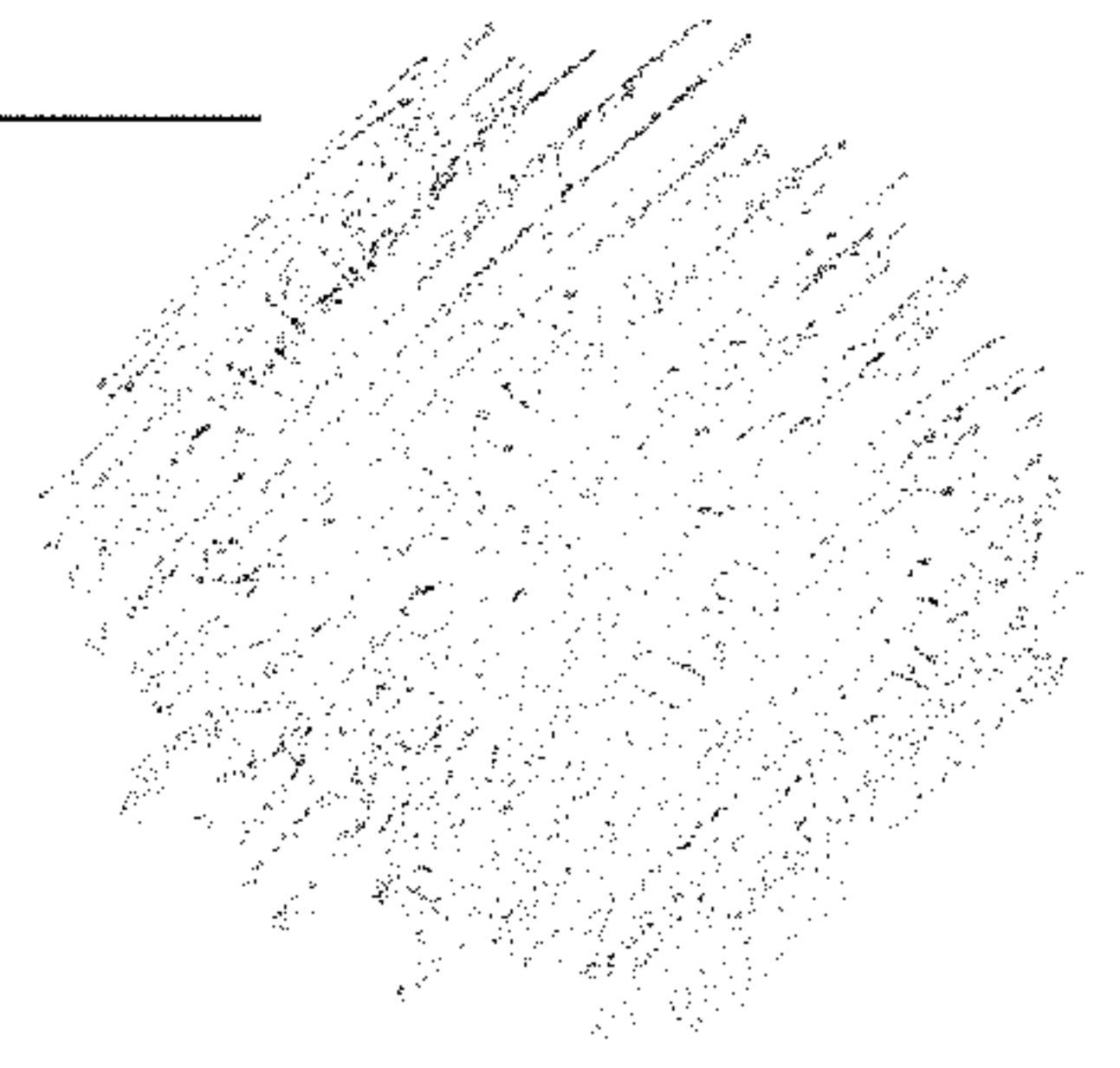
Earl Bonds
Earl Bonds

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 ^{April} February, 2020.

M. L. H.
NOTARY PUBLIC
My commission expires: 5-73-70



Catherine Bonds Crapet
Catherine Bonds Crapet

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

Given under my hand and official seal this 8 day of ^{April} February, 2020.

M. H.
NOTARY PUBLIC
My commission expires: 5-73-70

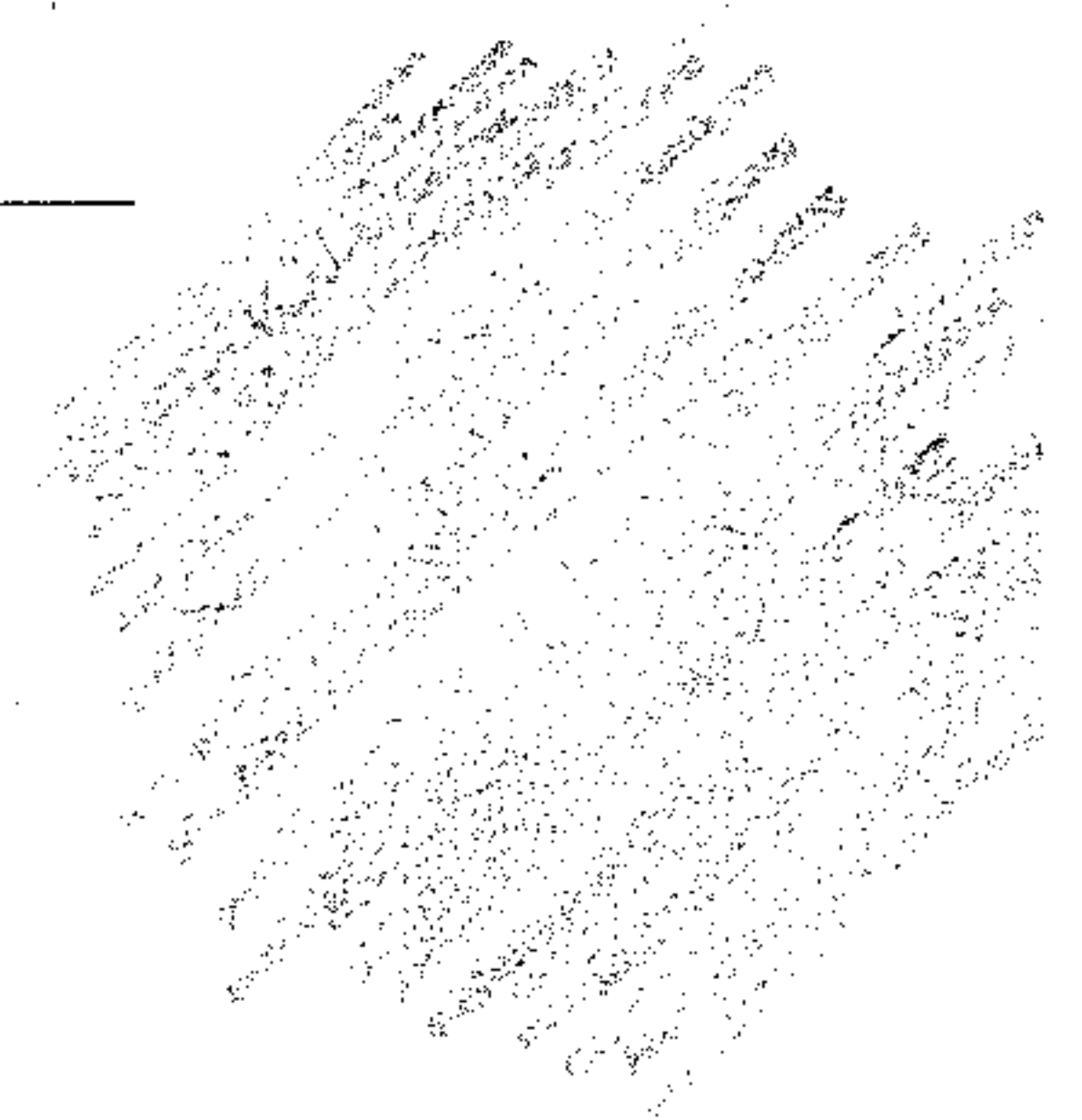


Exhibit "A"

PARCEL X

A lot or parcel of land in the SE quarter of the NW quarter of Section 2, Township 124, Range 12 E, more particularly described as follows: Commencing at the intersection of the N right of way line of Alabama State Highway #25 with the W boundary of said SE quarter of said NW quarter and run thence Easterly along the N right of way of said Highway #25 220 feet for the point of Beginning, which said point of Beginning is on the E line of an alley; thence continued Easterly along the N right of way line of said Highway 200 feet, thence N 210 feet, thence W 200 feet to the E margin of said alley, thence S along the E margin of said alley 210 feet to the point of beginning.

PARCEL XI

A lot or parcel of land in the SE quarter of the NW quarter of Section 2, Township 24, Range 12 E, more particularly described as follows: Commencing at the intersection of the N right of way
Continued on attached sheet

Continued

line of Alabama State Highway #25 with the W boundary of said SE quarter of said NW quarter and run thence Easterly along the N right of way line of said Highway #25 220 feet, thence Northerly 420 feet for a point of beginning thence Easterly 200 feet, thence Southerly 157 feet to the point of beginning, also a right of way.

PARCEL XII

A lot or parcel of land in the SE quarter of the NW quarter of Section 2, Township 24, Range 12 E, more particularly described as follows: Commencing at a point on the W line of said SE quarter of said NW quarter, which point is the point of intersection of the N line of the right of way of Alabama Highway #25 with the W line of said SE quarter of the NW quarter of said Section 2, and run thence along the N right of way line of said highway for a distance of 220 feet, thence run N 210 feet for a point of beginning of the tract of land herein described; run thence E 200 feet, run thence N 210 feet, run thence W 200 feet, run thence S 210 feet to the beginning.

Inst # 1995-02508

01/30/1995-02508
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 11.50

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:

Catherine Bonds Crapet
Earl Bonds, Jr.
Lowell J. Bonds
6501 Grail Run Drive
Pelham, AL 35224

Grantee's Name and Address:

Lowell J. Bonds
1808 Hummingbird Lane
Hoover, AL 35226

Property Address:

same land

Date of Conveyance:

April 8, 2020

Purchase Price: \$80,254.00

OR

Assessed Market Value: \$

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

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 03:23:20 PM
\$126.50 CHARITY
20200701000272680

Allen S. Bayl