

109

SEND TAX NOTICE TO:

(Name) Julio Bonilla
(Address) 2904 MacAlpine Circle
Birmingham, AL 35243

This instrument was prepared by

(Name) This instrument was prepared by Thomas E. Kincaid,
Stone, Patton, Kierce & Kincaid, Bessemer, Alabama

(Address)

Form 1-15 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FOUR THOUSAND AND NO/100---(\$94,000.00)--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

WILLIAM D. NORDLUND and wife, JOAN K. NORDLUND,

herein referred to as grantors) do grant, bargain, sell and convey unto

JULIO BONILLA and DORA BONILLA

therein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to wit:

Lot 30, Block 2, according to plat of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT to 1987 Ad Valorem Taxes which constitute a lien but are not due and payable until October 1, 1987; Easements as shown on recorded map and Restrictions and Agreement to Alabama Power Company of record.

BOOK 148 PAGE 874

\$74,000.00 of the above recited consideration was furnished to grantees through a loan from First Federal Savings and Loan Association of Bessemer secured by mortgage of said real estate executed simultaneously with the delivery of this deed.

TO HAVE AND TO HOLD Unto 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 hereby 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 ~~X~~(we) do for ~~myself~~ ourselves) and for ~~my~~ four) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~X~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~my~~ four) 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 hand(s) and seal(s), this 31st

day of August, 1987.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

Beesd TAX 20.00 1987 SEP -2 AM 8:04 (Seal)
Rec'd 2.50
Seal 1.00
23.50 JUDGE OF PROBATE (Seal)

William D. Nordlund (Seal)
William D. Nordlund
Joan K. Nordlund (Seal)
Joan K. Nordlund

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William D. Nordlund and wife, Joan K. Nordlund, 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of August, A.D. 1987.