WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20050909000467160 1/4 $28.00
Shelby Cnty Judge of Probate,AL
09/09/2005 09:41:58AM FILED/CERT

This instrument was prepared by:
WILLIAM PATRICK COCKRELL
WPC & ASSOCIATES LLC

(Name)

ONE PERIMETER PARK SOUTH STE 451N
BIRMINGHAM, ALABAMA 35243

(Address)

Send tax notice to:
RUBEN BONILLA
KIMBERLY JILL BONILLA

(Name)

461 EATON ROAD
HOOVER, AL 35242

(Address)

STATE OF **ALABAMA**

COUNTY OF **SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FIFTY THREE THOUSAND dollars ($253,000.00) and other good and valuable consideration, to the undersigned Grantor, or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we (I), GERALD LEE DICKERSON SR. AS TRUSTEE UNDER THE WILL OF SYLVIA JOYCE DICKERSON BROWN (herein referred to as Grantor) do, grant, bargain, sell and convey unto RUBEN BONILLA and KIMBERLY JILL BONILLA, HUSBAND AND WIFE (herein referred to as Grantees), as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 44, ACCORDING TO THE AMENDED MAP OF GREYSTONE VILLAGE, PHASE 2, AS RECORDED IN MAP BOOK 19, PAGE 13, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

A PURCHASE MONEY MORTGAGE IN THE AMOUNT OF IS FILED 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 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.

Shelby County, AL 09/09/2005
State of Alabama

Deed Tax:$8.00

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And we (I) do for ourselves (myself), successors and assigns covenant with the said Grantees, their heirs and assigns, that we (I) are (am) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we (I) have a good right to sell and convey the same as aforesaid; that we (I) will and our (my) 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 hand and seal, 08/18/05.

Gerald Lee Dickerson Sr As Trustee under the Will of Sylvia Joyce Dickerson Brown (Seal)

GERALD LEE DICKERSON SR. AS TRUSTEE UNDER THE WILL OF SYLVIA JOYCE DICKERSON BROWN

STATE OF FLORIDA

COUNTY OF BAM

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General Acknowledgment

I, Sonya N. Carmical, a Notary Public in and for said County in said State, hereby certify that GERALD LEE DICKERSON SR. AS TRUSTEE UNDER THE WILL OF SYLVIA JOYCE DICKERSON BROWN 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 08/18/05.

Sonya N. Carmical
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
SONYA N. CARMICAL
MY COMMISSION # DD 228551
EXPIRES: August 22, 2007
Bonded Thru Notary Public Underwriters

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Return to: William Patrick Cockrell
WPC & Associates LLC
~~ONE PERIMETER PARK SOUTH~~
SUITE 451N
BIRMINGHAM, AL 35243

20050909000467160 3/4 $28.00
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EXHIBIT A

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