


Send Tax Notice to: Gary N. Bonds
4154 Riverview Cove
Birmingham, AL 35243

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20120717000255980 1/2 \$130.00
Shelby Cnty Judge of Probate, AL
07/17/2012 02:25:41 PM FILED/CERT

GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Hundred Fifteen Thousand and no/100 (\$115,000.00)**, to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, I/WE, **DEBRA BONDS ESTES, as Trustee of the Bonds Estes Trust**, (herein referred to as grantor) do grant, bargain, sell and convey unto **GARY N. BONDS** (herein referred to as GRANTEE), all right, title and undivided one-half (1/2) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 49, according to the 1974 Addition to Shelby Shores, Phase II, as recorded in Map Book 6, Page 33, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- (1) Taxes for 2012 and subsequent years. 2012 ad valorem taxes are a lien but not due and payable until October 1, 2012.
- (2) 35-foot building set back line as shown on recorded map.
- (3) Easement of varying width along rear as shown on recorded map.
- (4) Right of way to Alabama Power Company recorded in Book 292, Page 361; Book 253, Page 116; Book 153, Page 120 and Book 300, Page 250.
- (5) Restrictions recorded in Misc. Book 9, Page 579.
- (6) Title to mineral and mining rights and privileges belonging thereto.

Joseph W. Bonds, the father of Debra Bonds Estes and Gary N. Bonds, and the husband of Arcie P. Bonds, died on or about March 4, 2006, and his Will was admitted to Probate in the Probate Court of Shelby County, Alabama, on or about April 26, 2006, Case No. PR-2006-000250. Arcie P. Bonds, the mother of Debra Bonds Estes and Gary N. Bonds, died on or about August 25, 2011, and her Will was admitted to Probate in the Probate Court of Shelby County, Alabama, on or about September 22, 2011, Case No. PR-2011-000546.

TO HAVE AND TO HOLD unto the said GRANTEE, his/her heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEE, his/her heirs and assigns, that I/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 GRANTEE, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/We have hereunto set my/our hands and seals this 17th
day of July, 2012.

BONDS ESTES TRUST


Debra Bonds Estes, as Trustee of the
Bonds Estes Trust

STATE OF ALABAMA
SHELBY COUNTY

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Debra Bonds Estes, whose name as Trustee of the Bonds Estes Trust, 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, in her capacity as such Trustee of the Bonds Estes Trust, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of July, 2012.

Judy R Davis (SEAL)
Notary Public
My Commission Expires: 10/1/2014

Shelby County, AL 07/17/2012
State of Alabama
Deed Tax:\$115.00