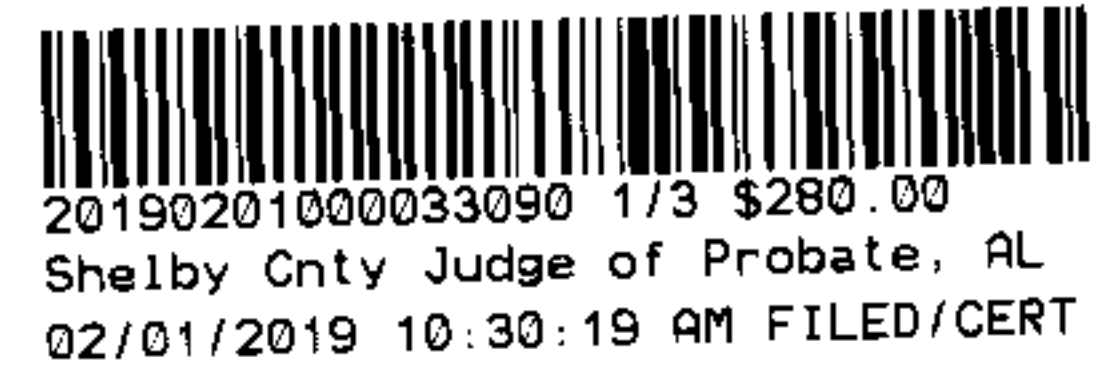


Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Marco & Jill Bonilla
100 Yeager Farm Road
Pelham AL 35124

This deed prepared without benefit of
Title examination or survey.

GENERAL WARRANTY DEED
With Right of Survivorship



STATE OF ALABAMA }

COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Two Hundred Fifty-Nine Thousand and no/100 (\$259,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Marco J. Bonilla and Clara Jill Yeager Bonilla, husband and wife**, (herein referred to as grantors), grant, sell, bargain and convey unto, **Marco J. Bonilla and Clara Jill Yeager Bonilla** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

A parcel of land located in the W 1/2 of the NE 1/4 of Section 21. Township 20 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the NW corner of the NE 1/4 of NE 1/4 of said Section 21; thence South 3 degrees 41 minutes 33 seconds West along the West line of said 1/4 1/4 Section for a distance of 584.63 feet to the point of beginning; thence South 44 degrees 40 minutes 34 seconds West a distance of 492.20 feet; thence South 90 degrees 00 minutes 00 seconds West a distance of 622.29 feet; thence North 44 degrees 40 minutes 34 seconds East a distance of 492.20 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 622.29 feet to the point of beginning, being situated in Shelby County, Alabama.

ALSO: A 15 foot wide easement lying 7.5 feet on each side of the following described centerline: Commence at the NW corner of the NE 1/4 of NE 1/4 of said Section 21; thence South 85 degrees 03 minutes 15 seconds East along the North line of said 1/4 1/4 Section for a distance of 257.22 feet; thence South 42 degrees 53 minutes 47 seconds West a distance of 759.15 feet to the point of beginning; thence continue along last described course for a distance of 49.68 feet to the end of said easement and the beginning of a 15 foot easement as recorded in Inst. #1996- 06788 in the Office of the Judge of Probate of Shelby County, Alabama.

The purpose of this deed is to add Clara Jill Yeager Bonilla to title.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

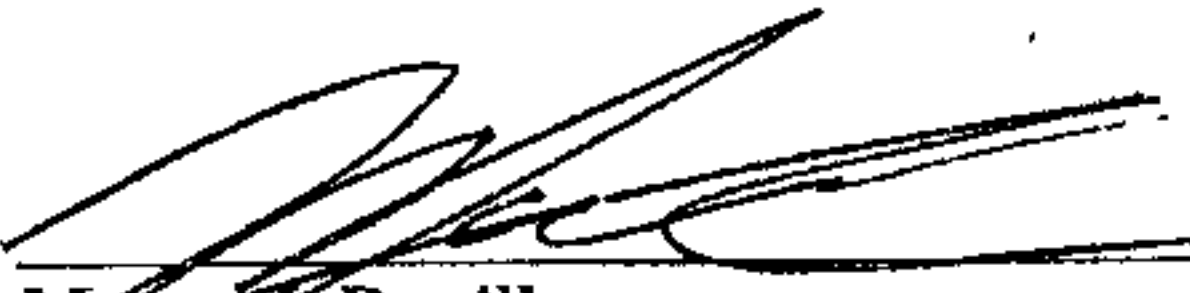
None of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and our 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.

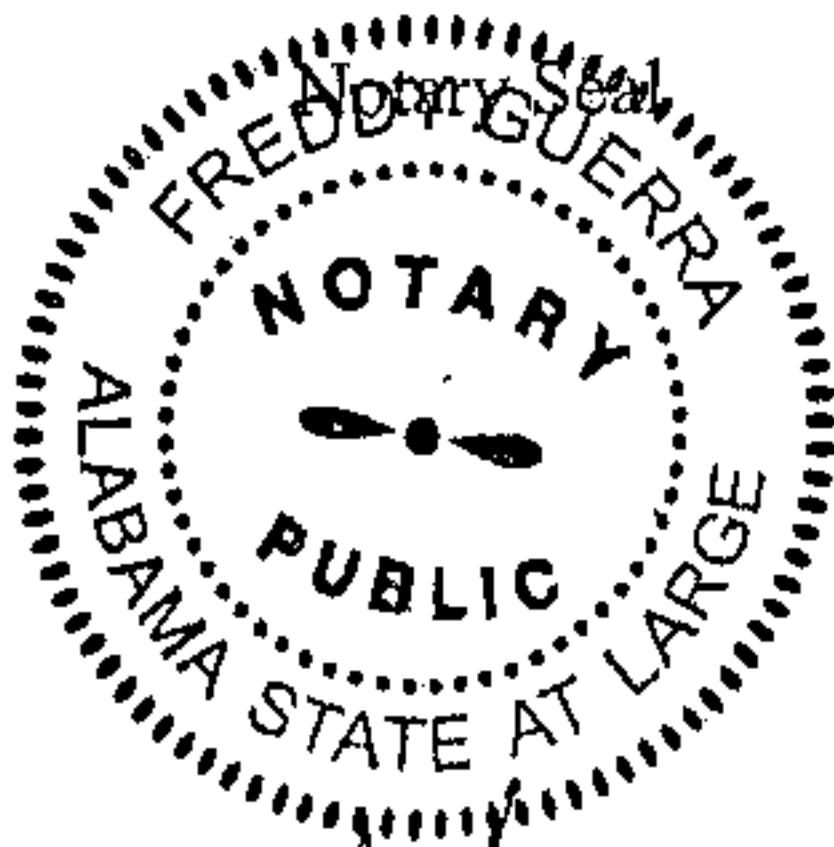
IN WITNESS WHEREOF, the undersigned grantors have hereunto set their hands and seals, this 25th day of January, 2019

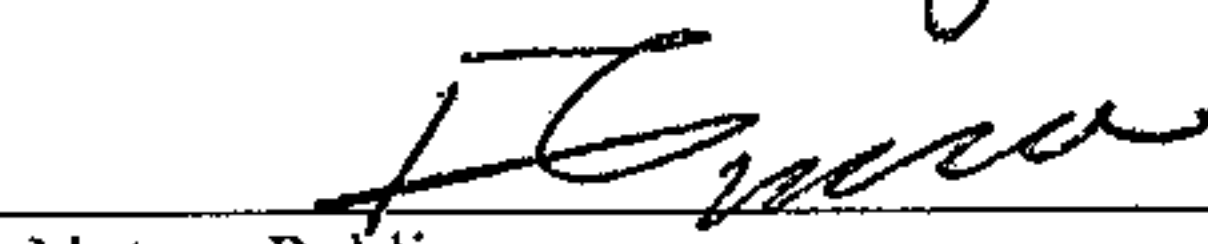
STATE OF Alabama
COUNTY OF Shelby


Marco J. Bonilla

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Marco J. Bonilla** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of January, 2019.




Notary Public

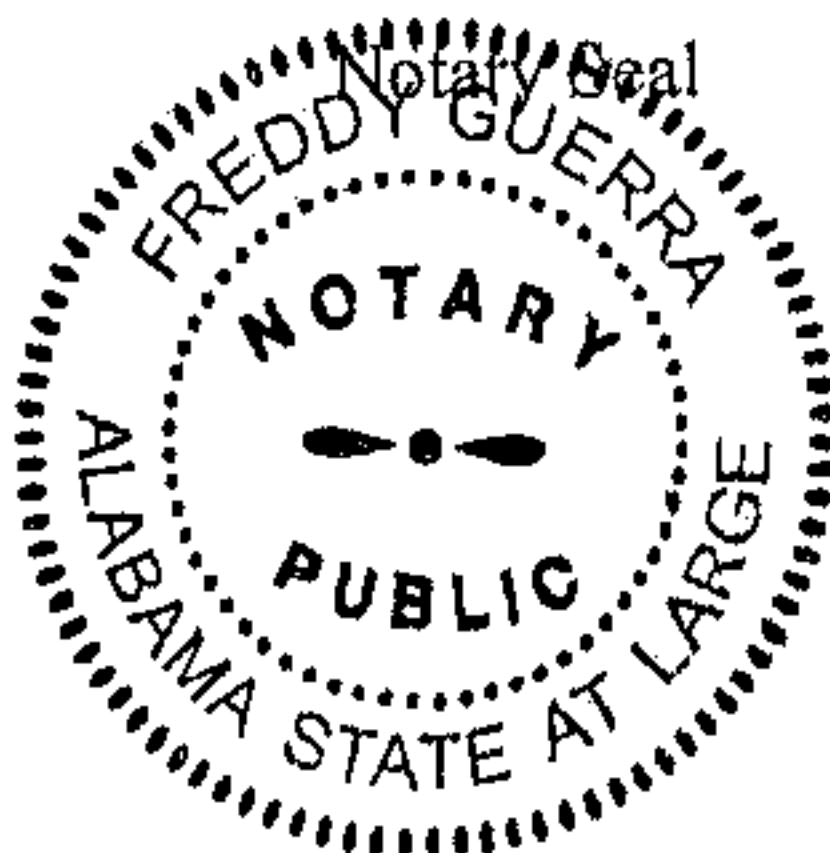
My commission expires: 09/30/19


Clara Jill Yeager Bonilla

STATE OF Alabama
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Clara Jill Yeager Bonilla** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25 day of January 2019




Notary Public

My commission expires: 09/30/19


20190201000033090 2/3 \$280.00
Shelby Cnty Judge of Probate, AL
02/01/2019 10:30:19 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Marco J. Bonilla
Mailing Address Clara Jill Yeager Bonilla
100 Yeager Farm Road
Pelham AL 35124

Grantee's Name Marco J. Bonilla
Mailing Address Clara Jill Yeager Bonilla
100 Yeager Farm Road
Pelham AL 35124

Property Address 100 Yeager Farm Road
Pelham AL 35124

Date of Sale 1/25/2019
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 1/2 value 259,000.00



20190201000033090 3/3 \$280.00
Shelby Cnty Judge of Probate, AL
02/01/2019 10:30:19 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement
☐ Appraisal
☒ Other Assessor's market value

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 1/25/2019

Print Lynda Howard

Sign Lynda Howard

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Form RT-1