

This instrument was prepared by:
Joshua L. Hartman
P. O. Box 846
Birmingham, Alabama 35201

Send Tax Notice to:
Ruben R. Bonilla
Kimberly J. Bonilla
2135 Raines Run
Birmingham, AL 35242

STATUTORY WARRANTY DEED – Jointly for Life with Remainder to Survivor

STATE OF ALABAMA)
SHELBY COUNTY)

That in consideration of Four Hundred Seventy-Six Thousand & No/100-----
----- (\$476,000.00)

Dollars to the undersigned grantor, **BROCK POINT PARTNERS, LLC**, an Alabama limited liability company, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Ruben R. Bonilla & Kimberly J. Bonilla-----,

(herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.
\$380,800.00 of the purchase price recited above has been paid by a mortgage loan closed simultaneously herewith.

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.

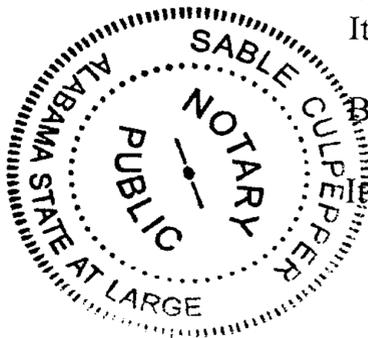
And the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said GRANTOR, by its Managing Member, SB Holding Corp., by its Authorized Representative, who is authorized to execute this conveyance, hereto set its signature and seal, this the 10th day of July, 2019.

BROCK POINT PARTNERS, LLC

By: SB HOLDING CORP.
Its: Managing Member

By: [Signature]
Its: Authorized Representative



STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Daryl Spears, whose name as Authorized Representative of SB Holding Corp., an Alabama corporation, Managing Member of BROCK POINT PARTNERS, LLC, an Alabama limited liability company is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day to be effective on the 10th day of July, 2019, that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 10th day of July, 2019.

My Commission Expires:
August 1, 2020

[Signature]
Notary Public

Exhibit "A"

Lot 10A, according to the Survey of Brock Point, Resurvey of Lots 9-13 and 18-23, as recorded in Map Book 47, Page 77, in the Probate Office of Shelby County, Alabama

Subject to:

1. Taxes for the year 2019 and for subsequent years which are not yet due and payable.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, are not insured herein.
4. Sanitary Sewer easement recorded in Inst. No. 2016-33045 and Inst. No. 2016-39397.
5. Right-of-way granted to Alabama Power Company recorded in Volume 338, Page 636 and Volume 340, Page 23.
6. Amended and Restates Restrictive Covenants between Dantract, Inc., Daniel Oak Mountain limited partnership, Harry and Jane Brock, et al, dated November 3, 1989 and recorded in Real 265, Page 96, amending restrictions recorded in Misc. Book 12, Page 845 as amended in Misc. Book 15, Page 844 and Misc. Book 12, Page 852 as amended in Misc. Book 15, Page 840.
7. Covenant and agreement for Water Service as recorded in Real 235, Page 574.
8. Restrictions appearing of record in Inst. No. 2017-19952 and in Inst. No. 2017-23878.
9. Rights or claims of parties in possession not shown by the public records.
10. Easements, or claims of easement, not shown by the public records.
11. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
12. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
13. Taxes or special assessments which are not shown as existing liens by the public records.

Real Estate Sales Validation Form

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

Grantor's Name Brock Point Partners, LLC
Mailing Address 3545 Market Street
Hoover, AL 35226

Grantee's Name Ruben R. Bonilla and Kimberly Jill Bonilla
Mailing Address 7278 Cahaba Valley Road
Apt. 7068
Birmingham, AL 35242

Property Address 2135 Raines Run
Birmingham, AL 35242

Date of Sale July 10, 2019
Total Purchase Price \$476,000.00
Or
Actual Value \$ _____
Or
Assessor's Market Value \$ _____

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: _____

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: July 10, 2019

Print: Joshua L. Hartman

Unattested
(verified by)

Sign _____
(Grantor/Grantee/ Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/11/2019 11:42:21 AM
\$116.50 CHERRY
20190711000247620

Form RT-1

Allen S. Bayl