

TRANSFEROR: Aletha Watley <u>3208 Berkshire Lane</u> <u>Birmingham, AL 35242</u>	Property Address: raw land Actual Value: \$7,940.00 and \$12,840.00 Value Verification: Tax Assessment
TRANSFeree: Lowell J. Bonds 1808 Hummingbird Lane Hoover, AL 35226	

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Theibert, Attorney
NAJJAR DENABURG, P.C.
2125 Morris Avenue
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Lowell J. Bonds
1808 Hummingbird Lane
Hoover, AL 35226

QUITCLAIM DEED

THE STATE OF ALABAMA)
 : KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF SHELBY)

That in consideration of TEN NO/100 DOLLARS, (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned, Aletha Bonds Watley, (hereinafter referred to as "TRANSFEROR") to Lowell J. Bonds, (hereinafter referred to as "TRANSFeree"), the receipt of which is hereby acknowledged, the said TRANSFEROR do by these presents, grant, bargain, sell and convey unto TRANSFeree the following described real estate, located and situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights-of-way and other matters, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, any encumbrances of record, any easement apparent

upon a visual inspection of the property together with any deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein and any taxes or assessments now or hereafter becoming due against said property.

TRANSFEROR IS A MARRIED WOMAN.
NO PART OF THE REAL PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF ANY TRANSFEROR, OR HER SPOUSE.

THIS DEED WAS PREPARED WITHOUT BENEFIT OF TITLE WORK OF SURVEY.

Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any manner appertaining to such property, the reversion and reversions, remainder and remainders, rents, issues, and profits of such property. To have and to hold all and singular the premises, together with the appurtenances, to Transferee and to Transferee's and assigns forever.

IN WITNESS WHEREOF, Aletha Bonds Watley has caused this deed to be executed by her on this 9 day of February, 2020.

Aletha Bonds Watley (SEAL)
Aletha Bonds Watley

t

THE STATE OF ALABAMA)
 :
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Aletha Bonds Watley whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February, 2020.

Joshua Russell
NOTARY PUBLIC
Printed Name: Joshua Russell

My commission expires: 10-04-2023

[Notary Seal]



Exhibit "A"

Commence where the north line of Alabama Highway No. 25 crosses the east line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 2, Township 24, Range 12 East, and run thence west along the north line of said highway a distance of 210 feet to the west line of a driveway to the point of beginning; thence along said driveway north and parallel with the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run 210 feet; thence west and parallel with the north line of said Highway 200 feet; thence south and parallel with the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet to the north line of said highway; thence along same east 200 feet to the point of beginning.

Exhibit "A"

Commence where the North line of Alabama Highway No. 25 crosses the East line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 2, Township 24, Range 12 East and run West along the North line of said Highway for 210 feet to the West line of a driveway; thence run Northerly along said driveway 210 feet to the point of beginning of the lot herein conveyed; thence West and parallel with the North line of said Highway 200 feet; thence North and parallel with the West line of said driveway 210 feet; thence East and parallel with the North line of said Highway 200 feet to the West line of said driveway; thence South along the West line of said driveway to the point of beginning, being 210 feet along said driveway.

Exhibit "A"

PARCEL X

A lot or parcel of land in the SE quarter of the NW quarter of Section 2, Township 124, Range 12 E, more particularly described as follows: Commencing at the intersection of the N right of way line of Alabama State Highway #25 with the W boundary of said SE quarter of said NW quarter and run thence Easterly along the N right of way of said Highway #25 220 feet for the point of Beginning, which said point of Beginning is on the E line of an alley; thence continued Easterly along the N right of way line of said Highway 200 feet, thence N 210 feet, thence W 200 feet to the E margin of said alley, thence S along the E margin of said alley 210 feet to the point of beginning.

PARCEL XI

A lot or parcel of land in the SE quarter of the NW quarter of Section 2, Township 24, Range 12 E, more particularly described as follows: Commencing at the intersection of the N right of way
Continued on attached sheet.

Continued

line of Alabama State Highway #25 with the W boundary of said SE quarter of said NW quarter and run thence Easterly along the N right of way line of said Highway #25 220 feet, thence Northerly 420 feet for a point of beginning thence Easterly 200 feet, thence Southerly 157 feet to the point of beginning, also a right of way.

PARCEL XII

A lot or parcel of land in the SE quarter of the NW quarter of Section 2, Township 24, Range 12 E, more particularly described as follows: Commencing at a point on the W line of said SE quarter of said NW quarter, which point is the point of intersection of the N line of the right of way of Alabama Highway #25 with the W line of said SE quarter of the NW quarter of said Section 2, and run thence along the N right of way line of said highway for a distance of 220 feet, thence run N 210 feet for a point of beginning of the tract of land herein described; run thence E 200 feet, run thence N 210 feet, run thence W 200 feet, run thence S 210 feet to the beginning.

Inst # 1995-02508

01/30/1995-02508
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 11.50



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/01/2020 03:23:17 PM
\$58.00 CHARITY
20200701000272650

Allie S. Bayl