

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

STATUTORY  
WARRANTY DEED

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

That in consideration of Eight Thousand Eight and No/100 Dollars (\$8,000.00), which is the total purchase price, in hand paid to the undersigned, Lowell J. Bonds, sole heir to Lowell Bonds (a/k/a Lowell M. Bonds), Catherine Bonds Crapet, (heir to Nelson Bonds) and Earl Bonds, Jr. (hereinafter referred to as "GRANTORS"), by Lowell J. Bonds (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County, Alabama, to wit:

**SEE ATTACHED EXHIBIT "A"**

SUBJECT TO:

1. Any mining or mineral rights leased, granted or retained by current or prior owners;
2. Taxes or assessments for 2020 and subsequent years and not yet due and payable;
3. Any and all encumbrances, easements, conditions and restrictions of record, and not of record.
4. This Deed was prepared without benefit of title search or survey.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

GRANTORS make no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTORS have neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTORS.

Catherine Bonds Crapet is one and the same person as Cathy Bonds Crapet and Cathy Crapet.  
Lowell J. Bonds is a married man.  
Catherine Bonds Crapet is a married woman.  
Earl Bonds, Jr., is a married man.  
Lowell Bonds (a/k/a Lowell M. Bonds) died on July 2, 1988.  
Nelson Bonds died on August 20, 2002 .

This property does not constitute the homestead of GRANTORS, OR THEIR RESPECTIVE SPOUSES. Lowell Bonds a/k/a Lowell M. Bonds and Nelson Bonds were grantees in deed recorded in REAL 302, PAGE 887 in the Probate Court of Shelby County, Alabama.

IN WITNESS WHEREOF, the undersigned GRANTORS have hereto executed this document this 8 day of February, 2020.

*April*

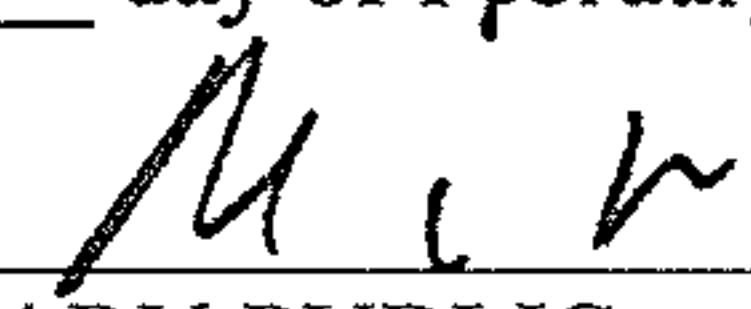
SEE ATTACHED SIGNATURE PAGES

  
Lowell J. Bonds

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Lowell J. Bonds, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of <sup>April</sup> February, 2020.

  
NOTARY PUBLIC

My commission expires: 5-23-20



*Earl Bonds*

Earl Bonds

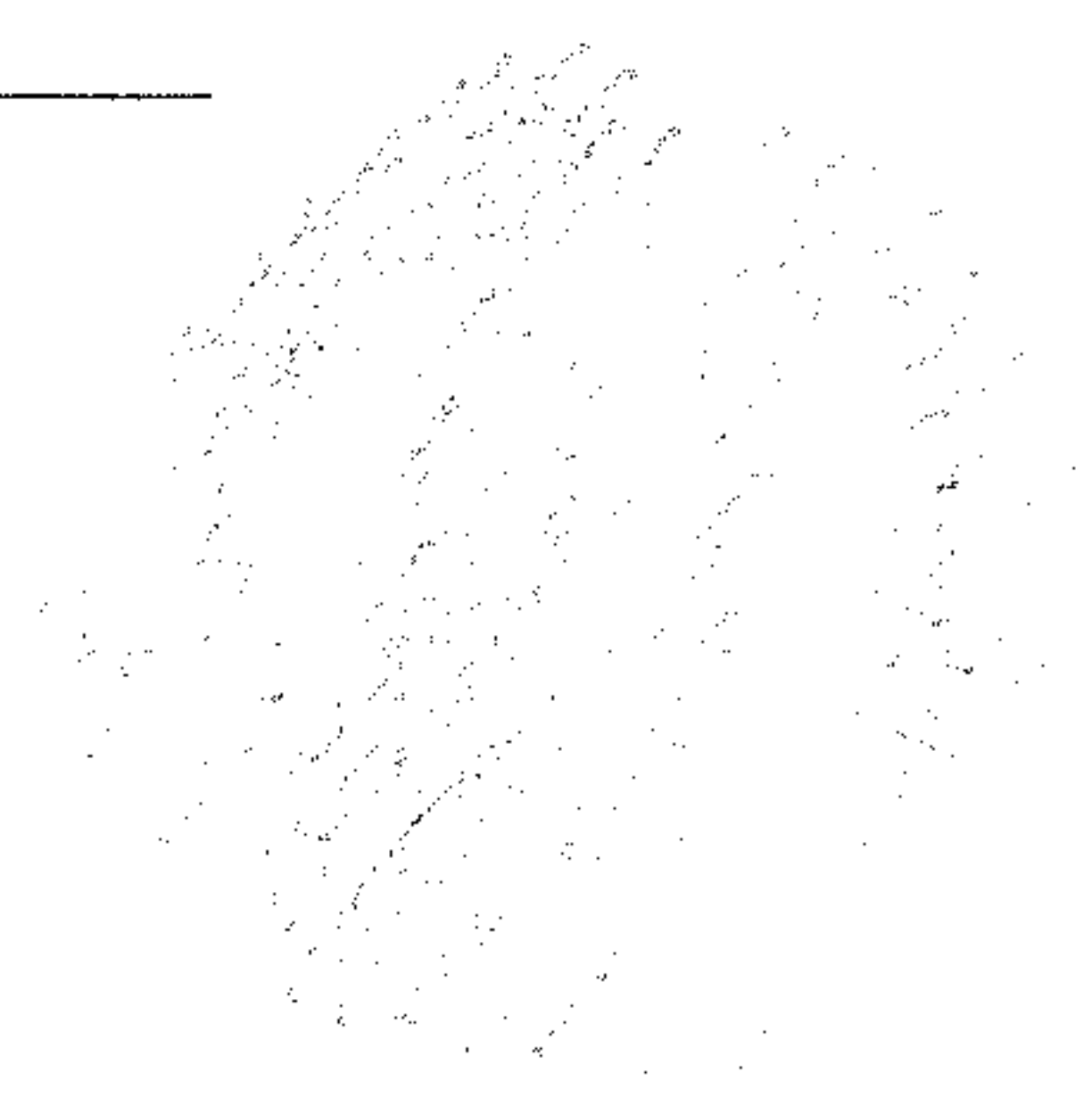
STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

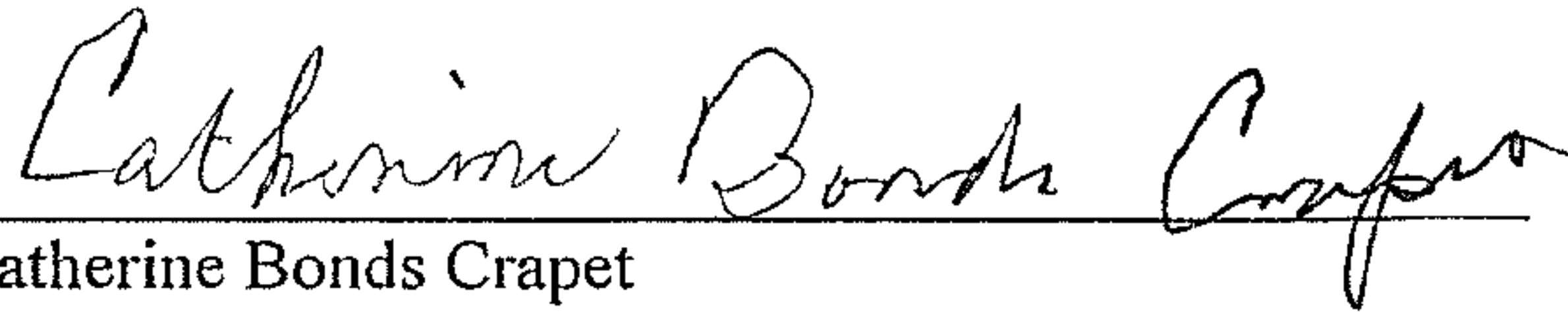
I, the undersigned Notary Public in and for said County in said State, hereby certify that Earl Bonds, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of February, 2020.

*M. H.*  
\_\_\_\_\_  
NOTARY PUBLIC

My commission expires: 5.23.20

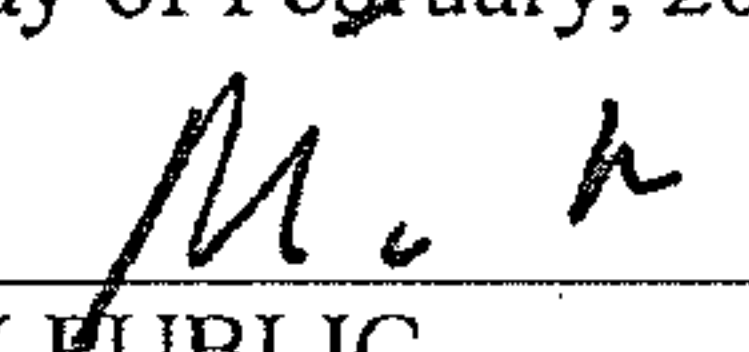


  
Catherine Bonds Crapet

STATE OF ALABAMA     )  
COUNTY OF SHELBY    )

I, the undersigned Notary Public in and for said County in said State, hereby certify that Catherine Bonds Crapet, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8 day of <sup>April</sup>~~February~~, 2020.

  
NOTARY PUBLIC

My commission expires: 5.23.20

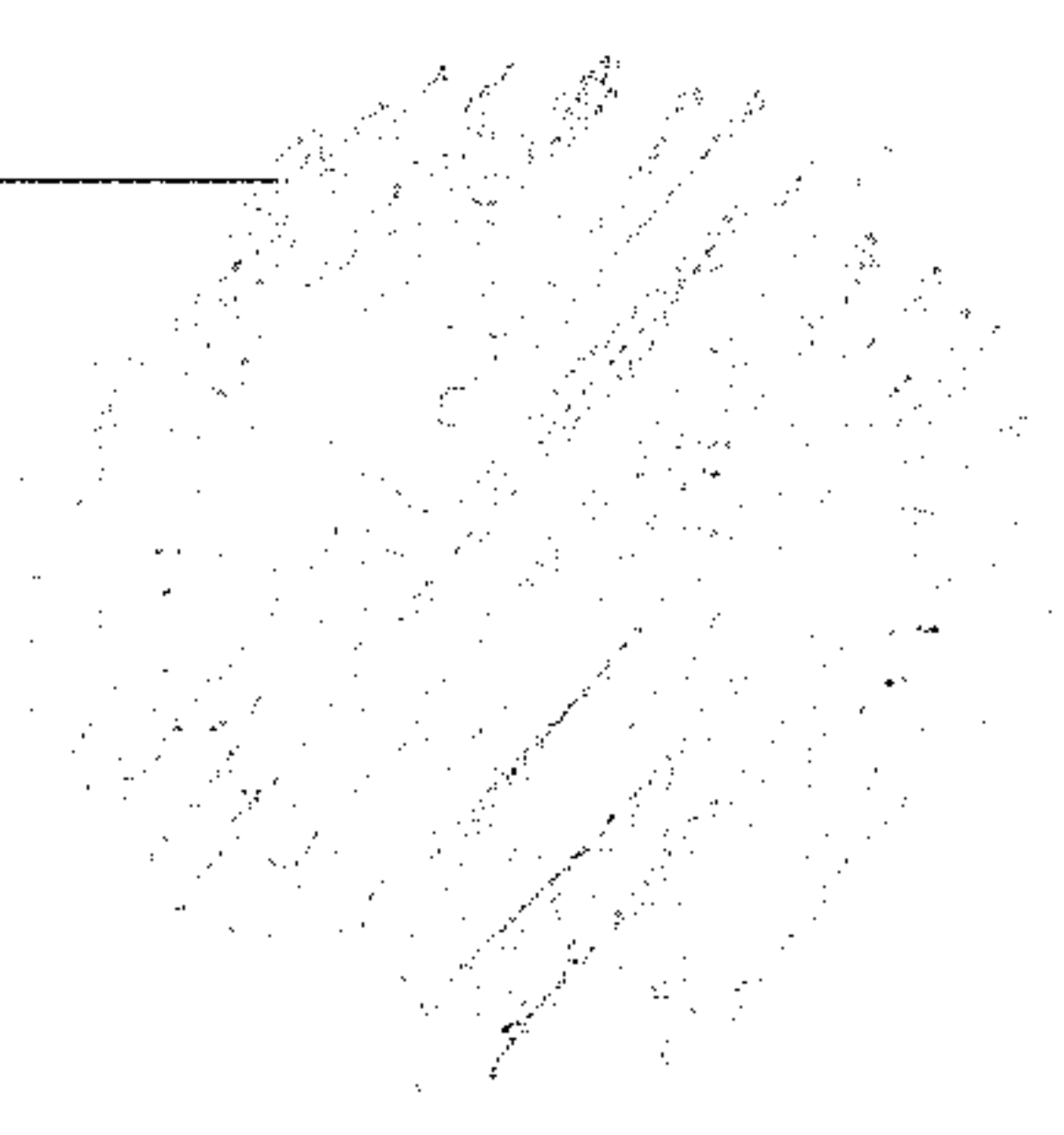


Exhibit "A"

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.

REAL ESTATE SALES VALIDATION FORM

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

Grantor's Names and Addresses:

Catherine Bonds Crapet  
Earl Bonds, Jr.  
Lowell J. Bonds  
6501 Grand Run Drive  
Pelham, AL 35124

Grantee's Name and Address:

Lowell J. Bonds  
1808 Hummingbird Lane  
Hoover, AL 35226

Property Address:

raw land

Date of Conveyance:

April 8, 2020

Purchase Price: \$8,000.00

OR

Assessed Market Value: \$

Affidavit of Exception

Mark the appropriate situation upon which an exception is based.

When transfer of title to real estate or affidavit of equitable interest in real estate is made:

- ☐ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- ☐ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- ☐ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October, 1923.
- ☐ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: April 8, 2020

Sign: [Signature]  
Print: Richard W. Theibert  
Agent

Form RT-1



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2020 03:23:19 PM  
\$51.00 CHARITY  
20200701000272670

Allen S. Bayl