

(Name) Billy B. Bentley

(Address) _____

This instrument was prepared by

1706

(Name) Michael T. Atchison, Attorney at Law

(Address) P. O. Box 822, Columbiana, AL 35051

Form 1-1.5 Rev. 5/82
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-NINE THOUSAND, NINE HUNDRED and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Terry G. Arnold and wife, Eleanor M. Arnold

(herein referred to as grantors) do grant, bargain, sell and convey unto

Billy B. Bentley and Dorothy L. Bentley

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Lots 3 & 4, according to Subdivision of WALDEN, as recorded in Map Book 8, Page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

The above described property is conveyed subject to existing covenants, restrictions, conditions, limitations, rights-of-way and easements of record.

Mineral and mining rights excepted.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set OUR hand(s) and seal(s), this 18th

day of October, 19 86

WITNESS:

1. Used Tax \$ 50.00
2. M&T Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
- TOTAL \$53.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

1986 OCT 21 AM 10:06 (Seal)

Terry G. Arnold (Seal)
Eleanor M. Arnold (Seal)

STATE OF ALABAMA
SHELBY COUNTY }
JUDGE OF PROBATE (Seal)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry G. Arnold and wife, Eleanor M. Arnold whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bore date.

Given under my hand and official seal this 18 day of October, A.D., 19 86

James O. Standridge Public

BOOK 096 PAGE 515