

Grantors' address:
Route 3, Box 14
Montevallo, Ala. 35115

Ouida L. Bentley
308 Old Hwy. 25 E
Columbiana, Ala. 35051

Carol M. Griffis
1801 North Crest Drive
Plano, Texas 75074

2500.00

This instrument was prepared by

325-
Harrison, Conwill, Harrison & Justice
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 ----- DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Y. C. Byrd and wife, Geneva P. Byrd
herein referred to as grantors) do grant, bargain, sell and convey unto
Ouida L. Bentley and Carol M. Griffis

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama to-wit:

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A parcel of land containing 1.99 acres, more or less, located in the W $\frac{1}{2}$ of Section 9, Township 24 North, Range 12 East, described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of said Section 9; (The South line of said NW $\frac{1}{4}$ has a reference bearing of North 87 deg. 26 min. 28 sec. East); thence run North 87 deg. 36 min. 28 sec. East a distance of 811.89 feet to an existing iron; thence run North 52 deg. 18 min. 32 sec. West a distance of 187.60 feet to the point of beginning; thence run North 51 deg. 56 min. 00 sec. West a distance of 366.22 feet to the Southeasterly side of Highway #25; thence run North 39 deg. 56 min. 19 sec. East along said Highway a distance of 181.43 feet; thence run South 60 deg. 57 min. 18 sec. East a distance of 120.62 feet; thence run North 89 deg. 18 min. 06 sec. East a distance of 351.18 feet; thence run South 66 deg. 55 min. 08 sec. West a distance of 167.82 feet; thence run South 28 deg. 02 min. 03 sec. West a distance of 277.39 feet to the point of beginning.

There exist an easement 20 feet wide, for the purpose of ingress, egress and utilities, along the Southwesterly line of said parcel lying North of and adjacent to said Southwesterly line.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hands(s) and seal(s), this 22nd day of April, 19 87.

WITNESS: 1.50 STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
2.50 1987 MAY -5 PM 2:19 (Seal)
1.00 Thomas A. Knowlton, Jr. (Seal)
4.00 JUDGE OF PROBATE

Y. C. Byrd (Seal)
Geneva P. Byrd (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Y. C. Byrd and wife, Geneva P. Byrd whose name s 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 bears date.

Given under my hand and official seal this 22nd day of April, A. D., 19 87.

Edward D. Moore
Notary Public.
ALABAMA STATE