

THIS INSTRUMENT PREPARED BY:
Beadles, Newman & Lawler
3500 Hulen
Fort Worth, Tx 76107

SEND TAX NOTICE TO:
Helen C. Bentley
217 Hickory Point Lane
Helnea, AL 35080

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Thirty-One Thousand Seven Hundred Fifty & 00/100 (\$131,750.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **ERIC A. OWNBY AND TOBY L. OWNBY, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP**, (herein referred to as grantors, whether one or more) does grant, bargain, sell and convey unto Helen C. Bentley (herein referred to as GRANTEES) ~~as joint tenants with right of survivorship~~, the following described real estate situated in **SHELBY** County, ALABAMA:

LOT 26, ACCORDING TO THE SURVEY OF HICKORY POINT, AS RECORDED IN MAP BOOK 23, PAGE 43, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Subject to:
Ad valorem taxes for 2001 and subsequent years not yet due and payable until October 1, 2001. Existing covenants and restrictions, easements, building lines, and limitations of record.

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 is 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.~~~~ ^{her}

And we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17th day of October, 2000.

Eric A. Ownby
ERIC A. OWNBY
Toby L. Ownby
TOBY L. OWNBY

STATE OF Alabama }
Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **ERIC A. OWNBY**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of October, 2000.

Christina Marie Edwards
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan. 22, 2003
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____ AFFIX SEAL

Inst. # 2000-38268

11/03/2000-38268
11:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 146.00

CLAYTON T. SWEENEY, ATTORNEY AT LAW

STATE OF Alabama }
Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **TOBY L. OWNBY**, 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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of October, 2000.

Christina Marie Edwards
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan. 22, 2003
My Commission Expires ~~BONDED THRU NOTARY PUBLIC UNDERWRITERS~~ AFFIX SEAL

AFTER RECORDING RETURN TO:

Inst # 2000-38268

BNL/ALWD

11/03/2000-38268
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