

STATE OF ALABAMA

SHELBY

County

Know All Men By These Presents,

That in consideration of Ten and no/100- - - - -

DOLLARS

to the undersigned grantor G. B. Bentley, a widower

in hand paid by Leroy B. Bentley and Louise F. Bentley

the receipt whereof is acknowledged I the said G. B. Bentley, a widower

do grant, bargain, sell and convey unto the said Leroy B. Bentley and Louise F. Bentley

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Begin at a small concrete culvert on the east side of the Columbiana-Chelsea paved road in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 23, Township 20, Range 1 West, which point is the northwest corner of Perry & Laura Albright's property; thence run east and along the north line of said Albright land 170 feet; thence run north and parallel with the east line of said paved road to a ditch; thence run in a westerly direction along the meanderings of said ditch to the east line of said paved road; thence run south along said road 300 feet, more or less to the point of beginning of the lot herein conveyed.

TO HAVE AND TO HOLD Unto the said Leroy B. Bentley and Louise F. Bentley

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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances;

that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 8th day of February 1958.

WITNESSES:

G. B. Bentley (Seal.)

State of ALABAMA

SHELBY

County

I, Martha B. Joiner

, a Notary Public in and for said County, in said State.

hereby certify that G. B. Bentley, a widower

whose name is signed to the foregoing conveyance, and who is know to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

8th day of February, 19 58

Martha B. Joiner As Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 24 day of Feb, 19 58, at 11 o'clock P. M. and recorded in Book 141 Page 533 and the Mortgage Tax of \$0.00 has been paid.

L. C. Walker
Judge of Probate
Shelby County
Alabama