

STATE OF ALABAMA

SHELBY County

3092

Know All Men By These Presents,

That in consideration of Five Hundred Dollars and other good and valuable consideration ~~DOLLARS~~ to the undersigned grantor Leroy B. Bentley and wife, Louise F. Bentley in hand paid by Waymon J. Bentley and Ernestine B. Bentley the receipt whereof is acknowledged we the said Leroy B. Bentley and wife, Louise F. Bentley do grant, bargain, sell and convey unto the said Waymon J. Bentley and Ernestine B. 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 NW¹/₄ of SW¹/₄ of Section 23, Township 20, Range 1 West, which point is the northwest corner of Perry Albright and Laura Albright's property; thence run east and along the north line of said Albright land 170 feet; thence turn 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.

Also commence at the southwest corner of Section 23, Township 20, Range 1 West and run east along the south line of said Section 606.2 feet to the west right of way line of Columbiana-Chelsea paved highway; thence north 12 degrees 22 minutes East and along the west line of said right of way 2028.6 feet to the point of beginning of the lot herein conveyed, which point is situated on the north line of SW¹/₄ of said Section; thence continue north along said highway right of way 30.8 feet; thence north, 86 degrees 01 minutes west, 152 feet; thence north, 66 degrees 01 minutes west, 75 feet; thence south, 89 degrees 45 minutes west, 191 feet; thence south, 12 degrees 22 minutes west 73.8 feet; thence north, 89 degrees 45 minutes east 420 feet to the west right of way line of said paved road, being the point of beginning.

TO HAVE AND TO HOLD Unto the said Waymon J. Bentley and Ernestine B. 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 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;

that we have a good right to sell and convey the same as aforesaid; that we will, and 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 and seals this 27th day of June 1958.

WITNESSES:



Leroy B. Bentley (Seal.)
Louise F. Bentley (Seal.)
(Seal.)
(Seal.)

State of ALABAMA
SHELBY County }

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Leroy B. Bentley and wife, Louise F. Bentley whose names 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 27th day of June, 19 58
Martha B. Joiner As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$ 1.00 Privilege Tax
has been paid on the within
instrument as required
by law.
L. C. WALKER,
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY
I, L. C. Walker, Judge of Probate, hereby certify that the within deed
was filed for record the 9 day of July, 19 58, at 10 o'clock P. M.
and recorded in Book 122 and the Mortgage Tax of
Deed Tax of 1.00 has been paid.
L. C. Walker Judge of Probate