

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of ONE DOLLAR & other good and valuable consideration ~~DOLLARS~~to the undersigned grantor s Alma Grubbs, a widow, Benjamin Grubbs, Jr., and wife,
Frances Grubbs

in hand paid by George W. Bentley and wife, Viola Bentley

the receipt whereof is acknowledged we the said Alma Grubbs, Benjamin Grubbs, Jr. and
Frances Grubbs

do grant, bargain, sell and convey unto the said George W. Bentley and Viola Bentley

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

Shelby

County, Alabama, to-wit:

Beginning at the NW corner of Section 25, Township 20, Range 3 West, run East along the North boundary of the said Section 25, Township 20, Range 3 West for a distance of 643 feet; thence turn an angle of 86 deg. 13' to the right and run for a distance of 1127.76 feet to the point of beginning of the tract of land herein conveyed; thence turn an angle of 89 deg. to the left and run for a distance of 379.57 feet to the west right of way of U. S. Highway No. 31; thence turn an angle of 83 deg. 55' to the right and run along the west right of way of U. S. Highway No. 31 for a distance of 123.50 feet; thence turn an angle of 99 deg. 15' to the right and run for a distance of 391.7 feet; thence turn an angle of 85 deg. and 50' to the right and run for a distance of 103.7 feet to the point of beginning. This tract of land being a part of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 25, Township 20, Range 3 West, Shelby County, Alabama; and containing one acre, more or less.

TO HAVE AND TO HOLD Unto the said

George W. Bentley and Viola 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 hand s and seal,

this day of

WITNESSES:

Viola Bentley
Robert L. Canfield

Alma Grubbs (Seal.)
Benjamin Grubbs, Jr. (Seal.)
Frances Grubbs (Seal.)

(Seal.)



State of ALABAMA

SHELBY

COUNTY

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I, _____, a Notary Public in and for said County, in said State, hereby certify that Alma Grubbs, a widow, Benjamin Grubbs, Jr. and wife, Frances Grubbs 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 22 day of July 1957.

L. G. Nunnally
As Notary Public

State of

Shelby County COUNTY

I, L. G. Nunnally, a Notary Public in and for said County, in said State, do hereby certify that on the 22 day of July, 1957, came before me the within named Frances Grubbs known to me to be the wife of the within named Bengman Grubbs who, being examined separate and apart from the husband touching her signature to the within conveyance, acknowledged that she signed the same of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this the 22 day of Day 1958

L. G. Nunnally
As Notary Public

State of Alabama
Shelby County

I L. G. Nunnally a notary Public in and for said State and county, hereby certify that Viola Bentley

and Robert G. Cardwell the subscribing Witnesses to the foregoing conveyance, known to me, appeared before me this day, and being duly sworn, stated that Frances Grubbs and Bengman Grubbs voluntarily executed the same in their presents. And did sign the said conveyance in their presents this the 22 day of July 1958

Given under my hand this the 22 day of July 1958.

L. G. Nunnally
Notary Public 1958

Seal

My Commission expires Jan 19. 1959.

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within Deed was filed for record the 13 day of Nov, 1958, at 2 o'clock P. and recorded in Deed record 197 Page 42, and the Mortgage Tax of Deed Tax of 50 has been paid.

L. C. Walker
Judge of Probate