

4.40 2nd Aug

STATE OF ALABAMA

SHELBY COUNTY

}
} BOOK 198 PAGE 232

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FOUR THOUSAND AND NO/100 DOLLARS to the undersigned grantors, Lois Roy Bailey and husband, Roy L. Bailey; Grace Roy Zuiderhoek and husband, Cecil B. Zuiderhoek; Madge Roy Eddings and husband, Ulysees S. Eddings; and Mildred Roy Davis and husband, Roscoe Davis; being all of the devisees under the Last Will and Testament of Malden Gerome Roy, deceased; and all of the heirs at law of Pluma May Roy, deceased, and their respective husbands, in hand paid by John H. Bentley, Jr. and wife, Georgena Harris Bentley, the receipt whereof is acknowledged, we the said Lois Roy Bailey and husband, Roy L. Bailey; Grace Roy Zuiderhoek and husband, Cecil B. Zuiderhoek; Madge Roy Eddings and husband, Ulysees S. Eddings; and Mildred Roy Davis and husband, Roscoe Davis; being all of the devisees under the Last Will and Testament of Malden Gerome Roy, deceased; and all of the heirs at law of Pluma May Roy, deceased, and their respective husbands, do grant, bargain, sell and convey unto the said John H. Bentley, Jr. and wife, Georgena Harris Bentley, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the Southwest Quarter of the Southwest Quarter of Section 14 in Township 21 of Range 3 West in Shelby County, Alabama, described as follows: Begin at the northeast corner of the Southwest Quarter of the Southwest Quarter of Section 14 in Township 21 of Range 3 West and run thence south along the east boundary line of said Southwest Quarter of the Southwest Quarter of Section 14 in Township 21 of Range 3 West 106 feet; run thence west and parallel with the north boundary line of said Southwest Quarter of the Southwest Quarter 516 feet to the Montevallo Road; run thence in a north-westerly direction along the east side of said road to the north boundary line of said Southwest Quarter of Southwest Quarter; run thence east along said north boundary line 585 feet, more or less, to the point of beginning of the land herein conveyed and being two acres (2) more or less, and also being a portion of the Estate of J. H. Cost, deceased.

TO HAVE AND TO HOLD, Unto the said John H. Bentley, Jr. and wife, Georgena Harris 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 servered or teminated 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; except Transmission Line Permits and Highway Right of Way; 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 20th day of December, 1958.

WITNESSES:

_____	<u>Lois Roy Bailey</u> (Seal.) (Lois Roy Bailey)
_____	<u>Roy L. Bailey</u> (Seal.) (Roy L. Bailey)
_____	<u>Grace Roy Zuiderhoek</u> (Seal.) (Grace Roy Zuiderhoek)
_____	<u>Cecil B. Zuiderhoek</u> (Seal.) (Cecil B. Zuiderhoek)
_____	<u>Madge Roy Eddings</u> (Seal.) (Madge Roy Eddings)
_____	<u>Ulysees S. Eddings</u> (Seal.) (Ulysees S. Eddings)
_____	<u>Mildred Roy Davis</u> (Seal.) (Mildred Roy Davis)
_____	<u>Roscoe Davis</u> (Seal.) (Roscoe Davis)

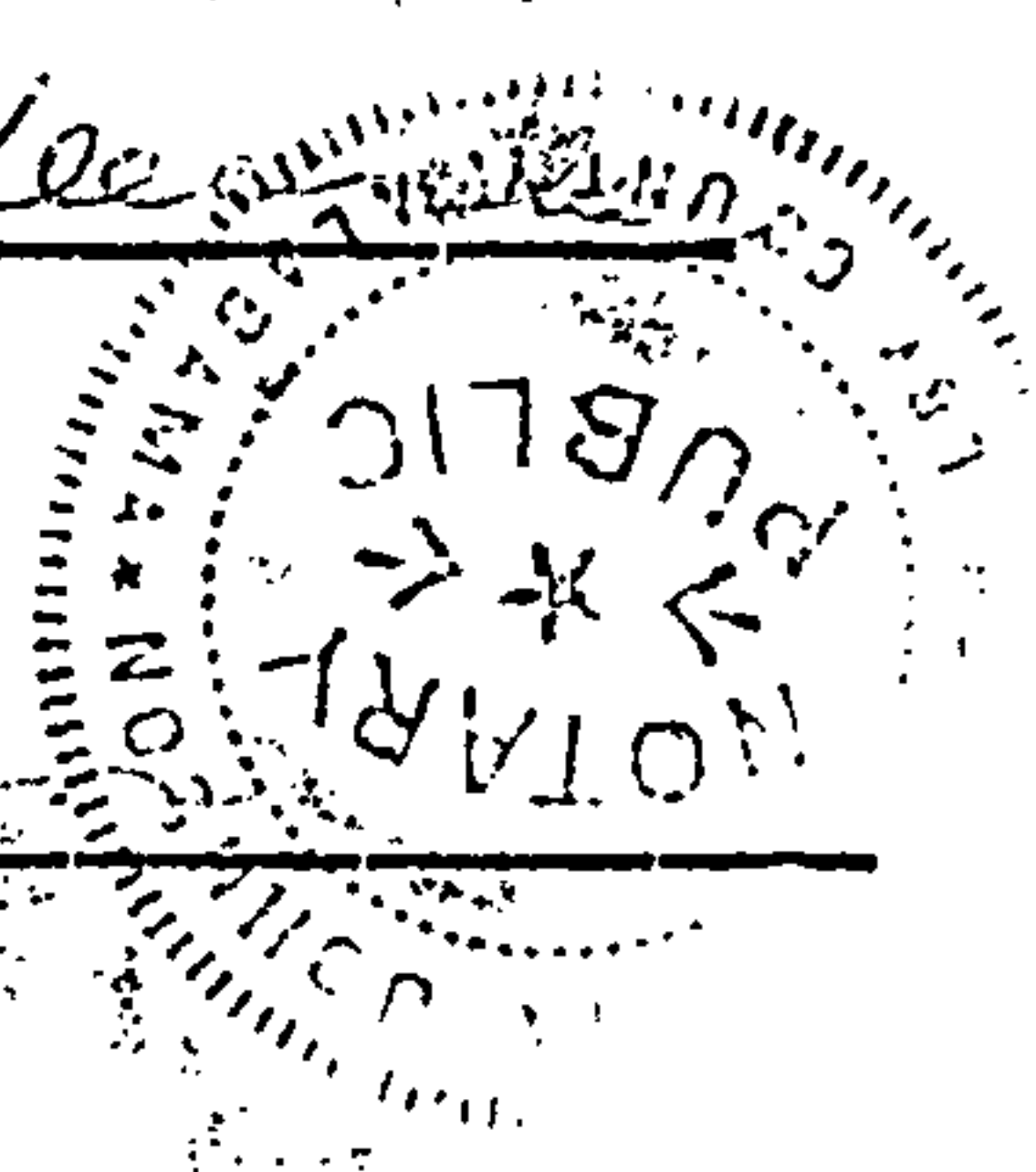
STATE OF ALABAMA)

SHELBY COUNTY)

BOOK 198 PAGE 234

I, Virginia Johnson, a Notary Public in and for said County, in said State, hereby certify that Lois Roy Bailey and husband, Roy L. Bailey, 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 December, 1958.

Virginia Johnson
Notary Public

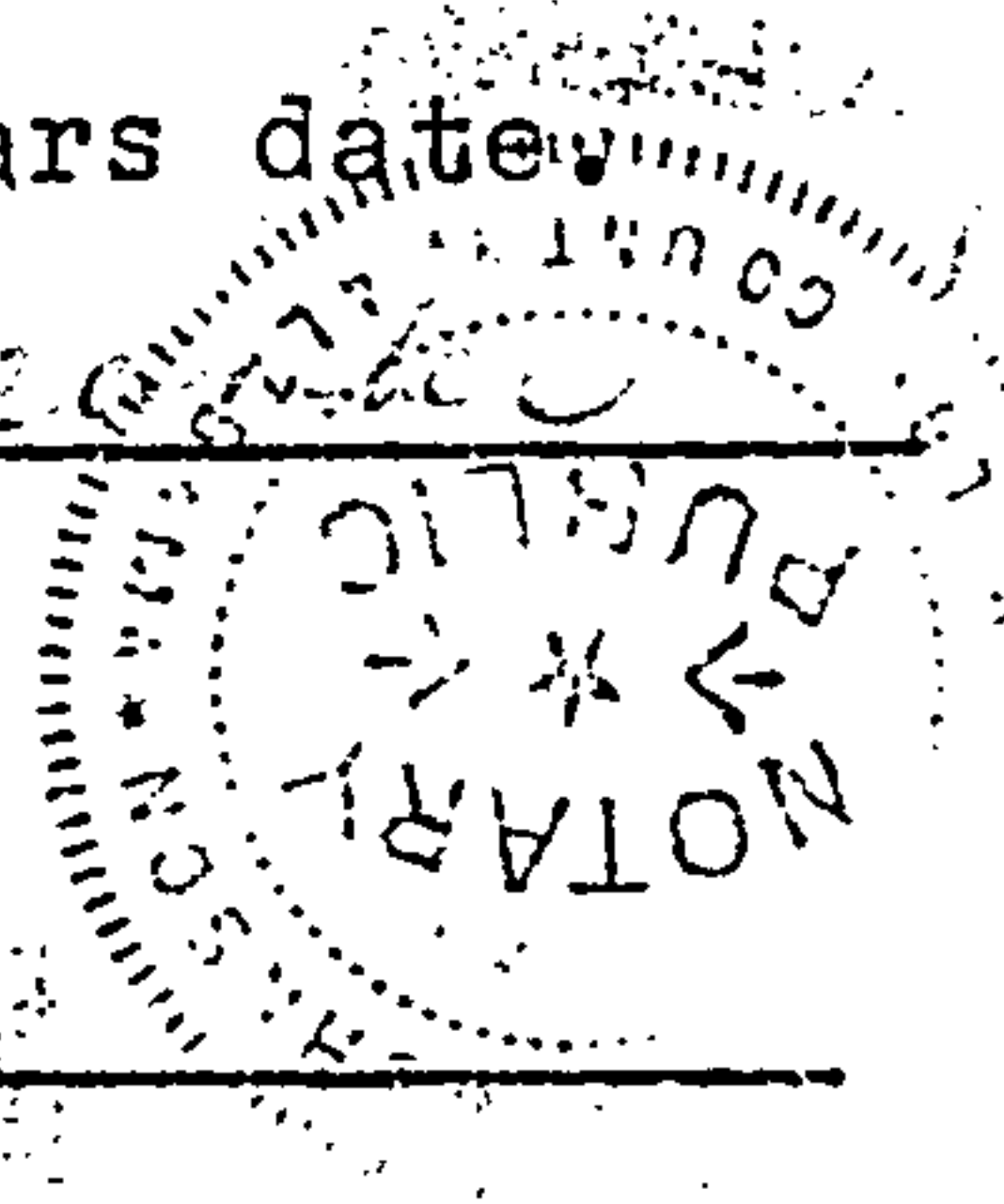


STATE OF ALABAMA)

SHELBY COUNTY)

I, Virginia Johnson, a Notary Public in and for said County, in said State, hereby certify that Grace Roy Zuiderhoek and husband, Cecil B. Zuiderhoek, 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 December, 1958.

Virginia Johnson
Notary Public

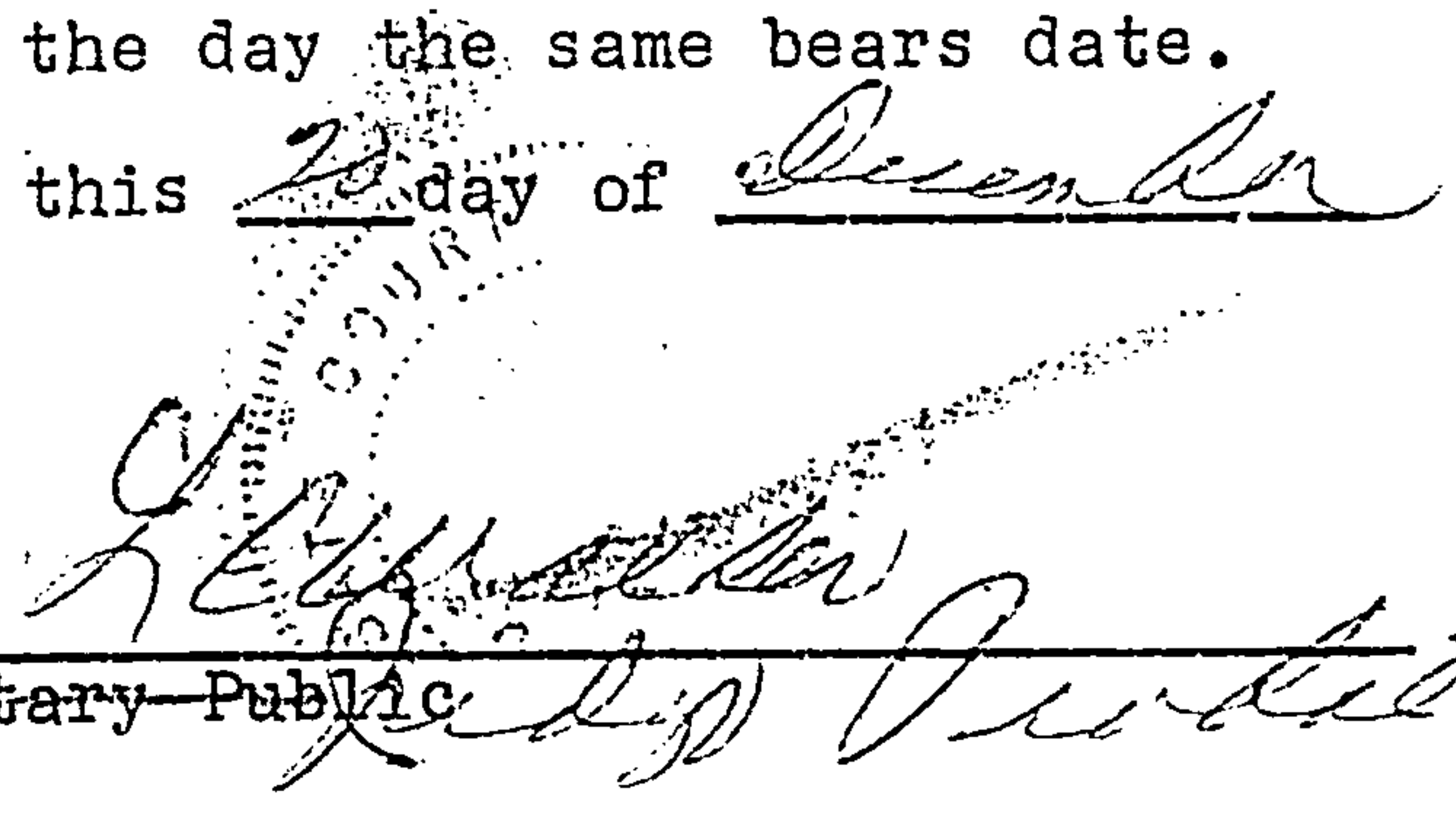


STATE OF ALABAMA)

SHELBY COUNTY)

I, L.C. Walker, a Notary Public in and for said County, in said State, hereby certify that Madge Roy Eddings and husband, Ulysees S. Eddings, 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 20 day of December, 1958.

L.C. Walker
Notary Public



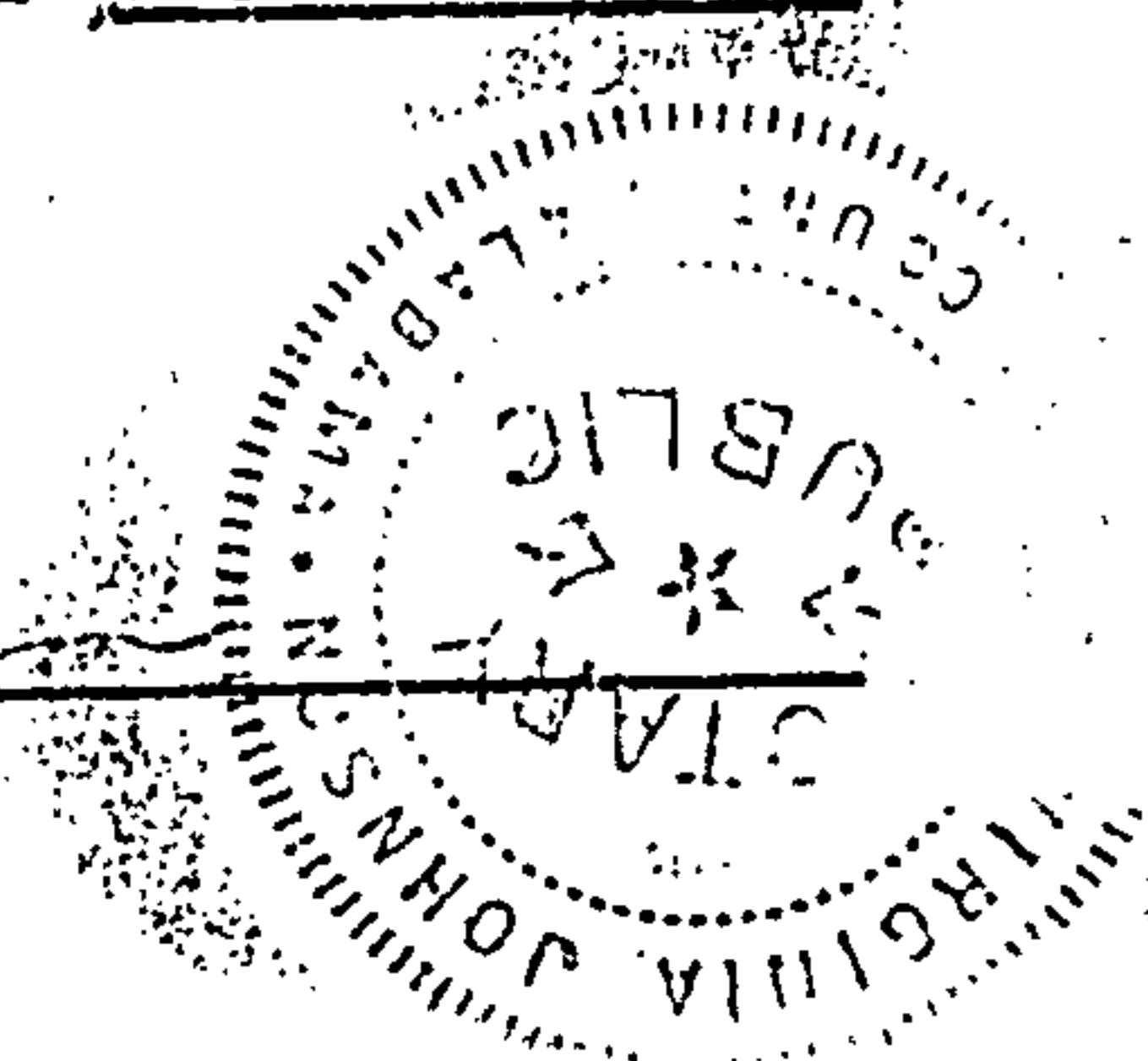
STATE OF ALABAMA)

SHELBY COUNTY)

BOOK 198 PAGE 235

I, Virginia Johnson, a Notary Public in and for said County, in said State, hereby certify that Mildred Roy Davis and husband, Roscoe Davis, 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 December, 1958.

Virginia Johnson
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 22 day of Jan, 1959, at 10 o'clock AM and recorded in Book 198 Page 232 and the Mortgage Tax of 1.00 has been paid.

L.C. Walker
Judge of Probate