

2632

WARRANTY DEED

Shelby County STATE OF ALABAMA Co., Columbiana, Ala.

SHELBY COUNTY

ACT NO. 769

The State Of Alabama

Shelby County

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad M. Stouder

Judge of Probate

Know all men by these presents, That in consideration of (\$3,000.00)

TAX EXEMPT DOLLARS

to the undersigned grantor E. H. Bentley and wife, Era Bentley in hand paid by Erskine R. Bentley

the receipt whereof is acknowledged We the said E. H. Bentley and Era Bentley do grant, bargain, sell and convey unto the said Erskine R. Bentley

the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; thence run South 89 deg. 00' West along the north line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 99.95 feet to the point of beginning of the tract herein described; thence continue South 89 deg. 00' West along the North line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 354.92 feet; thence turn an angle of 89 deg. 26' to the left and run south 00 deg. 26' East a distance of 425.79 feet; thence turn an angle of 88 deg. 00' to the left and run south 88 deg. 26' East a distance of 460.00 feet to the East line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence turn an angle of 88 deg. 00' to the right and run south 00 deg. 26' East along the East line of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ a distance of 100.00 feet; thence turn an angle of 88 deg. 00' to the left and run South 88 deg. 26' East a distance of 177.11 feet to the West right of way line of Highway 25; thence turn an angle of 76 deg. 10' to the left and run North 15 deg. 24' East along the West right of way line of Highway 25; a distance of 200.00 feet to the lot now owned by John Glenn; thence turn an angle of 103 deg. 50' to the left and run North 88 deg. 26' West a distance of 331.70 feet; thence turn an angle of 88 deg. 00' to the right and run North 00 deg. 26' West a distance of 353.00 feet to the point of beginning, situated in SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

This deed is given for the sole purpose of correcting the erroneous description in that certain deed from grantors herein to grantee herein dated Nov. 12, 1958 and recorded in the Probate Office of Shelby County, Alabama in Deed Book 197, page 46.

To have and to hold To the said Erskine R. Bentley, his

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Erskine R. Bentley, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances; 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 Erskine R. Bentley, his heirs and assigns forever, against the lawful claims of all persons.

In witness whereof we have hereunto set our hand and seal, this 30 day of March, 1959.

WITNESSES:

E H Bentley (Seal)
Era Bentley (Seal)

The State Of Alabama

SHELBY County

I, Lance Brasier

Notary Public in and for said County, in said State, hereby certify that E. H. Bentley and wife, Era 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 this conveyance, they

executed the same voluntarily on the day the same bears date.

Given under my hand this 30th day of March, A.D., 1959

Lance Brasier
Notary Public

Filed 3/30/59
No deed tax