

State of Alabama

SHELBY

County

Know All Men By These Presents,

BOOK

200 PAGE 393

That in consideration of— ONE THOUSAND AND NO/100 — DOLLARS

to the undersigned grantors E. H. Bentley and wife, Era Bentley

in hand paid by L. G. Fulton and wife, Nell J. Fulton

the receipt whereof is acknowledged we the said E. H. Bentley and wife, Era Bentley

do grant, bargain, sell and convey unto the said L. G. Fulton, and wife, Nell J. Fulton

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

Shelby County, Alabama, to-wit:

A part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commencing at the NE corner of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West and run along the North line of said forty acres South 89 deg. 00 min. West 808.0 feet; thence turn an angle of 90 deg. to the left and run South 1 deg. 00 min. East along East side of Moon and Rabren lots 425.0 feet to the point of beginning of the lot herein described and conveyed; thence turn angle of 90 deg. to right and run South 89 deg 00 min. West 208.4 feet; thence turn angle to left of 90 deg. and run South one deg. 00 min. East 185.0 feet; thence turn angle to left of 90 deg. and run north 89 deg. 00 min. East 208.4 feet; thence turn angle to left of 90 deg and run North 1 deg. 00 min. West 185.0 feet to point of beginning. Situated in the Town of Columbiana, Alabama.

Grantors further convey to grantees an easement 40 feet in width for use as a right of way over and across adjoining lands owned by grantors.

It is understood and agreed between the parties hereto that the property herein described is conveyed to grantees subject to restrictions contained in deed of grantors to W. W. Rabren, recorded in Deed Book 199 at Page 122, in the office of Judge of Probate, Shelby County, Alabama.

TO HAVE AND TO HOLD Unto the said L. G. Fulton and wife, Nell J. Fulton

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 seal,

this 8th day of April, 1959

WITNESSES:

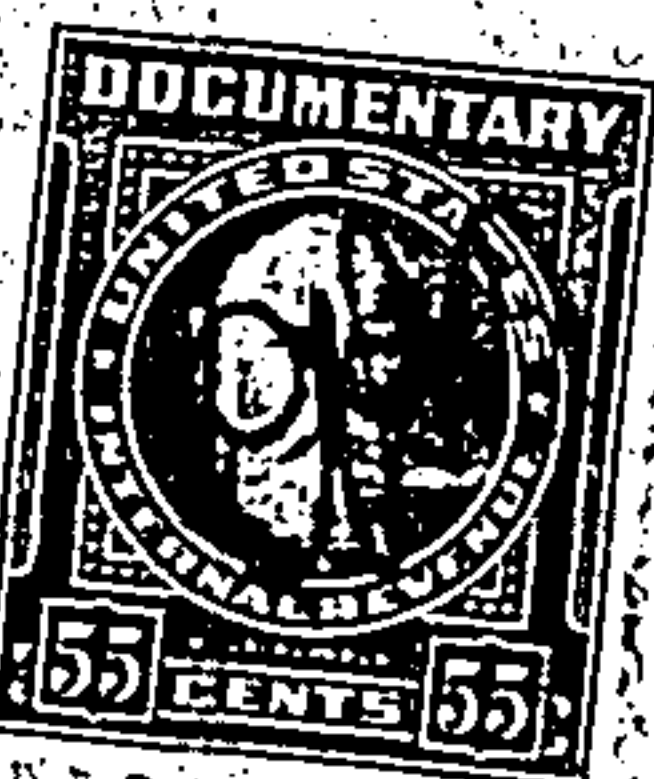
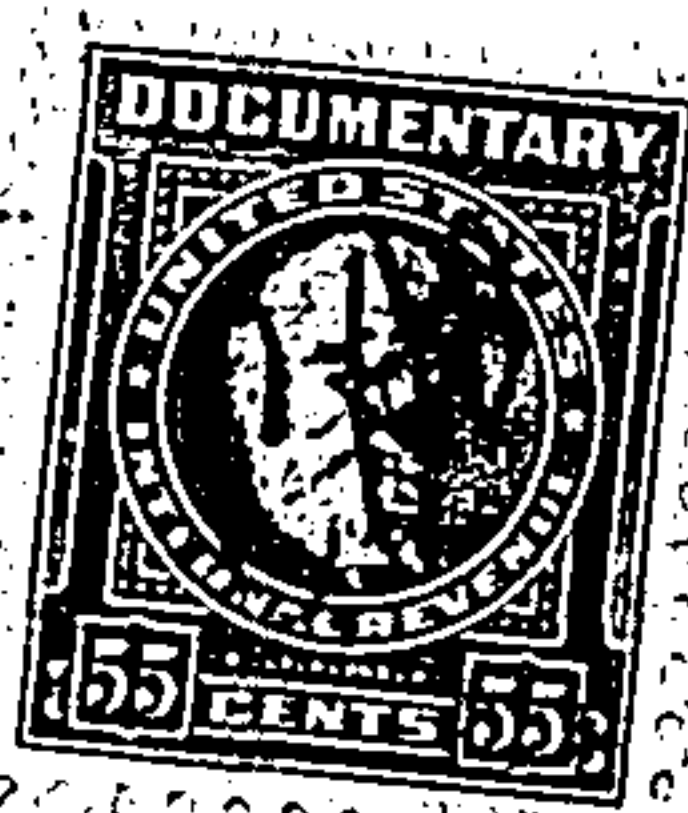
W. W. Rabren

E. H. Bentley (Seal.)

Era Bentley (Seal.)

(Seal.)

(Seal.)



E. H. Bentley

TO

WARRANTY DEED

JOINT GRANTEES WITH SURVIVORSHIP

STATE OF ALABAMA,
Shelby County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the 9
day of April 1959
at 10 o'clock M, and was duly re-
corded in Volume 200 of Deeds
at page 393 and examined.
Conrad M. Fowler
Judge of Probate.

1.45
1.00
1.10
3.55

State of ALABAMA BOOK 200 PAGE 394
SHELBY COUNTY

I, W. W. Rabren, a 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 the conveyance, they executed the same
voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April 1959

W. W. Rabren
As Notary Public
W. W. Rabren

State of _____
COUNTY _____

I, _____, a Notary Public in and for said County, in said State,
do hereby certify that on the _____ day of _____, 19____, came before me
the within named _____ known to me
to be the wife of the within named _____ 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 _____ day of _____ 19____

As Notary Public

STATE OF ALABAMA
SHELBY COUNTY
I hereby certify that
\$1.00 Privilege Tax
has been paid on the with-
in instrument as required
by law.
CONRAD M. FOWLER
JUDGE OF PROBATE

STATE OF ALABAMA, SHELBY COUNTY

I, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed
was filed for record the 9 day of April 1959 at 10 o'clock M. and
recorded in Deed Record 200 at page 393 and the Mortgage Tax
Deed Tax 1.00 has been paid.

Conrad M. Fowler
Judge of Probate