

Give to wife 1195

State of Alabama

SHELBY

County

Know All Men By These Presents,

That in consideration of ONE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor s E. G. Hall and wife, Effie Hall

in hand paid by S. W. Bentley and wife, Virginia Bentley

the receipt whereof is acknowledged we the said E. G. Hall and Effie Hall

do grant, bargain, sell and convey unto the said S. W. Bentley and Virginia Bentley

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

Shelby County, Alabama, to-wit:

Commence at the NW corner of SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20, Range 3 West and run East along the North line of said forty 210 feet to the point of beginning of the lot herein described; thence continue East along the North line of said forty 358 feet, more or less, to the NW corner of the Elder and Mildred Smith lot; run thence Southwesterly along the Westerly line of said Smith lot and the Westerly line of James and Mary Ruth Douglas lot 365 feet, more or less, to the North right of way line of the Helena-Alabaster Highway; run thence Northwesterly along said Highway right of way 169 feet, more or less, to the SE corner of the E. J. and Doris Hall lot; run thence North along the East line of said Hall lot 271 feet, more or less, to the point of beginning, all being situated in SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 34, Township 20, Range 3 West.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD Unto the said S. W. Bentley and Virginia 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 seal,

this 28th day of November, 1960.

WITNESSES:

E. G. Hall
(E. G. Hall)
Effie Hall
(Effie Hall)

(Seal.)

(Seal.)

(Seal.)

(Seal.)

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 29

day of March 1960

at 8 o'clock P M, and was duly re-

corded in Volume 212 of Deeds

at page 533, and examined.

Conrad M. Fowler
Judge of Probate.

State of ALABAMA

SHELBY COUNTY

I, *(Mrs.) Dorothy Henry*, a Notary Public in and for said County, in said State, hereby certify that E. G. Hall and wife, Effie Hall whose name s 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 28th day of November 19 60.

(Mrs.) Dorothy Henry As Notary Public
my Commission expires 6/5/61.

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 _____ 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, Conrad M. Fowler, Judge of Probate, hereby certify that the within deed was filed for record in this office on the 29 day of March 1960 at 8 o'clock and recorded in 212 Book 533 on the 6 day of March 1960. Mortgage Tax _____ Deed Tax 80 has been paid.

Conrad M. Fowler
Judge of Probate

has been in instrum by law.

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