

4.11.20

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

E. H. Bentley and wife, Era Bentley

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ellis Bentley, Jr. and Lallage P. Bentley

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

Commence at the northeast corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24 Township 21 South, Range 1 West; thence run west along the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 595.40 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 425.0 feet; to the point of beginning; thence continue in the same direction a distance of 186.5 feet; thence turn an angle of 71 deg. 49 min. to the right and run a distance of 181.67 feet to a point on the east margin of Pine Hill Drive; thence turn an angle of 108 deg. 11 min. to the right and run along the east margin of said drive a distance of 243.20 feet; thence turn an angle of 90 deg. 00 min. to the right and run a distance of 172.60 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West.

No dwelling costing less than \$10,000 shall be constructed on the above described premises.



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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(s), this 18th day of May, 1962.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8 AM
11-26-1962
RECORDED & S. L. INTG. TAX
& C. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

E. H. Bentley
Era Bentley

STATE OF ALABAMA

SHELBY COUNTY

Corrad M. Joiner
JUDGE OF PRODATE

I, Martha B. Joiner, 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 18th day of May, A. D., 1962.

Martha B. Joiner
Notary Public.

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