

This instrument was prepared by

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(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66
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 THREE THOUSAND DOLLARS AND OTHER GOOD & VALUABLE CONSIDERATION

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Emerson Bentley and wife, Marie H. Bentley

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

John T. Carter and wife, Frances T. Carter

(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 NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, thence run southerly along the east line of said section 153.96 feet to a point on the center line of a 60 foot public road, said point being the point of beginning of the property herein described; thence continue southerly along said section line 837.91 feet to a point on the sub-tangent of a 60 foot public road; thence turn 92 deg. 01 min. right and run westerly 41.86 feet; thence turn 72 deg. 41' right and run northwesterly along the center line of said 60 foot road 180.56 feet to the P. C. of a curve to the left having a radius of 197.47 feet; thence run northwesterly and westerly along the arc of said curve 282.69 feet to the P. T. of said curve; thence run southwesterly on a course that is tangent to said curve at said P.T. and along said center line 233.13 feet; thence 27 deg. 41' right and run northwesterly along said center line 111.13 feet; thence turn 83 deg. 40' 30" right and run northeasterly 303.28 feet; thence turn 24 deg. 27' right and run northeasterly 376.54 feet to a point on the center line of a 60 foot public road; thence 57 deg. 22' 30" right and run southeasterly along the center line of said road 154.45 feet; thence turn 13 deg. 19' 30" right and run southeasterly along said center line 180.70 feet to the point of beginning.

There is excepted herefrom title to minerals underlying the above property as contained in deed from Alabama State Land Company to H. F. DeBerdeleben dated 6/27/06 and recorded in Deed Book 42, page 246, in the Probate Office of Shelby County, Alabama, with mining rights and privileges belonging thereto.

Being the same property conveyed by James F. Davidson and wife, Muriel Bentley Davidson to Emerson Bentley and wife, Marie Hummel Bentley by deed dated January 27, 1969, and recorded in Deed Book 256, page 585, in the Probate Office of Shelby County, Alabama.

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 1st day of December, 1970

WITNESS:

(Seal)
(Seal)
(Seal)

Emerson Bentley
Marie H. Bentley
JUDGE OF PROBATE
RECEIVED
1970 DEC 11 PM 3:46
INSTRUMENT WAS FILED
STATE OF ALABAMA SHELBY CO.
CERTIFY THIS

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emerson Bentley and wife, Marie H. Bentley are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 1st day of December, A. D., 1970

Notary Public.