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Shelby Cnty Judge of Probate, AL
03/25/1971 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, 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,
Jerry Lee Bentley, unmarried

(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:

Beginning at a point on the east 40 foot right of way line of the L & N Railroad Company being marked by an iron pipe; thence north 86 deg. 15 min. east a distance of 118.47 feet to point of intersection with the west 40 ft. right-of-way line of Columbiana-Shelby road; thence north 21 deg. 32 min. west along said right-of-way line a distance 427.18 feet to a point; thence north 20 deg. 20 min. west along said right-of-way line a distance of 94.81 feet to the point of beginning; thence continue north 20 deg. 20 min. west along said right-of-way line a distance of 100.00 feet; thence 90 deg. to the right a distance of 15.0 feet to a point; thence north 20 deg. 20 min. west 25 feet right of way line a distance of 147.17 feet to a point; thence 90 deg. to the left a distance of 15.0 feet to a point; ~~thence 90 deg. to the left a distance of 15.0 feet to a point;~~ thence northwesterly along the west 40 foot right of way line along a 5 deg. curve to the left having a radius of 1146.28 feet, a distance of 261.27 feet to a point; thence continuing along said right of way line a distance of 308.90 feet to a point; thence northwesterly along a 6 deg. curve to the right having a radius of 955.37 feet along said right of way line a distance of 288.17 feet to a point; thence continuing northwesterly along said right of way line a distance of 91.0 feet to a point; thence northwesterly along a 3 deg. curve to the right having a radius of 1910.08 feet along said right of way line a distance of 213.68 feet to a point; thence south 53 deg. 27 min. west a distance of 42.50 feet to a point; thence south 30 deg. 50 min. west a distance of 98.60 feet to a point 40 ft. from centerline of L & N Railroad; thence south 23 deg. 54 min. east along the east right-of-way line of L & N Railroad a distance of 1331.25 feet to the northeast corner of Clarence C. McBride property; thence run north 66 deg. 06 min. east a distance of 135.02 feet to a point on the southwest 40 ft. right-of-way line of Columbiana-Shelby road to the point of beginning. Situated in the SE 1/4 of SW 1/4, Section 36, Township 21 South, Range 1 West.

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 2 day of March, 1971

WITNESS:

.....(Seal)

.....(Seal)

..... (Seal)

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, Martha S. Janner, a Notary Public in and for said County, in said State,
hereby certify that Jerry Lee Bentley, unmarried
whose name ~~xxxxxx~~ is signed to the foregoing conveyance, and who ~~are~~ is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance ~~they~~ he executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 13th day of March A. D., 1971

Notary Public.

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