

This instrument was prepared by
(Name) **WALLACE AND ELLIS**

(Address) **Columbiana, Alabama**

Form 1-1-27 Rev. 1-66
WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY }

That in consideration of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Joan Moore Bentley**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Larry Leroy Bentley

(herein referred to as grantee, whether one or more), the following described real estate, situated in
County, Alabama, to-wit:

Commence at the southwest corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 21 South, Range 1 West; thence north, 1 deg. 39 min. west (magnetic bearing) along the west boundary of the said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 612.30 feet to a point (being northwest property corner of James L. Ray, Jr. property); thence north, 87 deg. 15 min. east parallel to the south boundary of the said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 505.55 feet to the point of beginning of the property herein described (lying on the east bank of Goat Farm Branch); thence north, 83 deg. 33 min. east a distance of 167.96 feet to a point on the southwest right of way line of County Highway 47 (Columbiana-Chelsea Highway) thence south 36 deg. 16 min. east along said right of way a distance of 170.0 feet to a point (being the NE corner of James L. Ray, Jr. property); thence south 87 deg. 39 min. west along the north boundary line of James L. Ray, Jr. property a distance of 175.0 feet, more or less, to a point projected along the east bank of Goat Farm Branch; thence north 35 deg. 38 min. west along the east bank of the said Goat Farm Branch, a distance of 154.0 feet, more or less, to the point of beginning. Said property is lying in the SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 21 South, Range 1 West and contains $\frac{1}{2}$ acres, more or less. Situated in Shelby County, Alabama.

It is intended to convey to grantee all property and interest in property owned by grantor in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 21, Range 1 West, Shelby County Alabama, whether correctly described above or not.



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Shelby Cnty Judge of Probate, AL
09/29/1971 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hands(s) and seal(s), this 17th day of September, 1971.

STATE OF ALABAMA
SHELBY COUNTY
THIS 29th day of September, 1971.

(Seal)

(Seal)

(Seal)

Joan Moore Bentley (Seal)

(Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Joan Moore Bentley**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of September, A. D. 1971.

Glenn Brasher
Notary Public.