

This instrument was prepared by

(Name)

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars

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

E. H. Bentley and wife, Era Bentley

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

James Bentley

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

Commence at the Northeast corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West; run thence West 454.87 feet to a point; thence turn an angle to the left of 89 deg. 26 min. and run South 425.79 feet; thence turn an angle of 88 deg. to the right and run West along the South line of Lewis Walker lot 130.19 feet to a point where the same intersects the Grantees property; thence in a Southerly direction along the East line of James Bentley property to the Northeast corner of the A. E. and Aileen Oaks property; thence run in a Southerly direction along the Easterly line of the said Oaks property 217.42 feet to a point on Pine Hill Circle; thence turn an angle of 52 deg. 20 min. to the left and run Northeasterly 354.50 feet to a point; thence turn an angle of 75 deg. to the right and run in a Southeasterly direction 353.70 feet to the E. H. Bentley Store property; thence turn an angle of 95 deg. to the left and run a distance of 198.12 feet; thence turn an angle of 75 deg. 40 min. to the left and run West to a point on the East line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 24; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 140.12 feet to a point on the South line of Erskine Bentley property; thence run West along the South line of said Erskine Bentley property 460 feet to the point of beginning.

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Shelby Cnty Judge of Probate, AL
10/09/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
JUDGE OF PROBATE
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1973
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REC. NO. & PAGE NO. SHOW ABOVE
VEN. BK. & PAGE NO. SHOW ABOVE
INSTRUMENT WAS FILED

BOOK 29 PAGE 283 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 (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 OUT hands(s) and seal(s), this 8th day of November, 1971.

(Seal)

E. H. Bentley

(Seal)

(Seal)

Era Bentley

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

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 8th day of November, A. D., 1971.

Martha B. Joiner