

This instrument was prepared by

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Jefferson Land Title Service Co., Inc.
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of One Thousand and no/100----- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jeanette V. Bentley, a widow

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

Stephen L. Bentley and Wilda Mae 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:

A part of the W $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 30, Township 19 South, Range 1 East, more particularly
described as follows:

Commencing at Highway right-of-way Marker PT 852-156 on north side of Highway No. 91
and run south 3 deg. 00 min. east 80 feet to a point on the south right-of-way line of
said Highway to the point of beginning of the lot herein described; thence turn an angle
of 103 deg. 00 min. to the right and run 210 feet along south right-of-way line of said
Highway; thence turn an angle of 103 deg. 00 min. to the left and run 420 feet; thence
turn an angle of 77 deg. 00 min. to the left and run 210 feet parallel with said Highway
right-of-way; thence turn an angle of 103 deg. 00 min. to the left and run 420 feet to
the point of beginning; situated in Shelby County, Alabama.

BOOK 285 PAGE 302



19740211000006340 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/11/1974 12:00:00 AM FILED/CERT

STATE OF ALABAMA
JUDGE OF PROBATE
1974 FEB 11 PM 2:08
REC. BK. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONRAD M. JOHNSON

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, I have hereunto set my hand(s) and seal(s), this 11th
day of February, 1974.

WITNESS:

(Seal) Jeanette V. Bentley (Seal)
(Seal) (Seal)
(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. Joines, a Notary Public in and for said County, in said State,
hereby certify that Jeanette V. Bentley, a widow
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 11th day of February, A. D., 1974.

Martha B. Joines
Notary Public.