

This instrument was prepared by

(Name) Hamilton and Cornhill

Attorneys at Law

(Address) 601 1/2 St., Mobile, Alabama 36601

3933

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars and other good and valuable considerations

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

Erskine R. Bentley and wife, Ouida L. Bentley

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

James R. 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 NE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 West and run thence South 548.23 feet; thence turn an angle of 88 deg. 0 min. to the left and run Easterly along the South line of the Grantee's lot a distance of 177.11 feet to the West R/O/W/ line of Alabama Highway 25; thence run Southerly along the West R/O/W line of said Alabama Highway 25 a distance of 40.12 feet to the point of beginning of the lot herein described; thence continue in a Southerly direction along the West R/O/W line of said highway 230.8 feet; thence turn an angle of 95 deg. 30 min. to the right and run Westerly 100 feet; thence turn an angle of 85 deg. 0 min. to the right and run Northerly and parallel with the said highway R/O/W 198.12 feet; thence turn an angle of 75 deg. 40 min. to the right and run Easterly 100 feet to the point of beginning. Being situated in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 24.



19750416000018640 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/16/1975 12:00:00AM 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd

day of January, 1975

(SEAL)

Erskine R. Bentley

(SEAL)

(SEAL)

Ouida L. Bentley

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY

General Acknowledgment

I, Martha B. Joiner
in said State, hereby certify that

a Notary Public in and for said County.

Erskine R. Bentley and wife, Ouida L. Bentley

whose name(s) 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 were date.

Given under my hand and official seal this 22nd day of January

Martha B. Joiner

