

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, Attorneys
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of ONE DOLLAR AND LOVE AND AFFECTION

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

G. B. Bentley and wife, Julia D. Bentley
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leroy B. Bentley and wife, Louise F. 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:

Commence at a small concrete culvert on the East side of the Columbiana-Chelsea paved road right of way in the NW¼ of the SW¼ of Section 23, Township 20, Range 1 West, which point is the NW corner of the Perry Albright and Laura Albright property and run thence East along the North line of said Albright land 170 feet; thence turn North and run parallel with the East right of way line of said paved road to a ditch; Thence run in a westerly direction along the meanderings of said ditch to the East right of way line of said paved road; thence turn to the right and run in a Northerly direction along the eastern right of way line of said paved road a distance of 98 feet more or less to a point in the center of an existing drive for point of beginning of the property herein conveyed; thence turn to the right and run East 15 deg. South a distance of 170 feet to a point; thence turn to the left and run in a Northerly direction parallel with the eastern right of way line of said paved road a distance of 250 feet to a point; thence turn to the left and run Westerly parallel with the Southern boundary of the property which is herein conveyed a distance of 170 feet to a point on the easterly right of way line of said paved road; thence turn to the left and run southerly along the eastern right of way line of said paved road a distance of 250 feet to point of beginning.

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Shelby Cnty Judge of Probate, AL
03/18/1976 01:00:00 AM FILED/CERT

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 20th day of February, 1976.

WITNESS:
1976 MAR 18 AM 9:13
SHELBY COUNTY JUDGE OF PROBATE
G. B. Bentley (Seal)
Julia D. Bentley (Seal)

G. B. Bentley (Seal)
Julia D. Bentley (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that G. B. Bentley and wife, Julia D. 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 20th day of February, A. D., 1976.

Eva D. Mooney
Notary Public.

BOOK 297 PAGE 537