

This instrument was prepared by

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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:



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

That in consideration of ONE DOLLAR AND LOVE AND AFFECTION

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

G. B. Bentley and wife, Julia D. Bentley

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

Leroy B. Bentley

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

1/2 of the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 1 West. Commence at a small concrete culvert on the East side of the Columbiana-Chelsea paved road right of way in the NW 1/4 of the SW 1/4 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 run North or Northerly along the Eastern right of way line of said paved road right of way a distance of 98 feet more or less to the centerline of an existing dirt drive leading to the Leroy Bentley residence and the point of beginning of the property herein described; thence turn to the right and run East 15 deg. South a distance of 170 feet to a point; thence run Northerly parallel with the eastern right of way line of paved county highway a distance of 250 feet; thence continue northerly parallel with the eastern right of way line of said paved highway a distance of 250 feet to a point; thence turn to the right and run north 55 deg. East to a point on the western boundary of the SW 1/4 of the NE 1/4 of Section 23, Township 20 South, Range 1 West; thence turn to the left and run Northerly along the western boundary of the SW 1/4 of the NE 1/4 of said Section 23 to the northwest corner of said 1/4 1/4 Section; thence turn to the right and run easterly along the northern boundary of said 1/4 1/4 Section to a point where the same intersects Yellow Leaf Creek; thence turn to the left and run Westerly along Yellow Leaf Creek, following the meanderings thereof to a point where the same intersects the easterly right of way line of said paved county highway; thence turn to the left and run southerly along the eastern right of way line of said paved county highway to the point of beginning. There is excepted herefrom that property which has heretofore been deeded to Leroy B. Bentley and wife, Louise F. Bentley and also Less and Except the following parcel situated in the SE 1/4 of the NW 1/4 and the NE 1/4 of NW 1/4, Section 23, Township 20 South, Range 1 West; Begin at a point where the Eastern right of way line of paved Columbiana-Chelsea highway intersects Yellow Leaf Creek for point of beginning; thence run in a southerly or southwesterly direction along the eastern right of way line of said paved highway a distance of 218 feet to a point; thence run due east to Yellow Leaf Creek; thence turn to the left and run in a westerly and northwesterly direction along said creek following the meanderings thereof to the point of beginning of the property herein excepted.

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 our hands(s) and seal(s), this 20th day of February, 1976

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(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

Public.