

This instrument was prepared by

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(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama



19760331000028200 1/1 \$.00

Shelby Cnty Judge of Probate, AL
03/31/1976 01:00:00 AM FILED/CERT

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 (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

Ernestine B. Bentley, Diane B. Ellis, Larry L. Bentley and Sylvia B. McDonald

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

The N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 20, Range 1 West,
The S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 23, Township 20 South, Range 1 West.

Begin at a small concrete culvert on the East side of the Columbiana-Chelsea paved road right of way in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ 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 and the point of beginning of the property herein described; 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; 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 northerly parallel with the eastern right of way line of said paved road a distance of 500 feet to a point; thence turn to the right and run north 55 deg. East to a point on the western boundary line of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 23, Township 20 South, Range 1 West and run thence southerly along the western boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section to the SW corner of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 23; thence continue in the same direction southerly along the western boundary of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ to a point which is the SW corner of the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn to the right and run westerly along the southern boundary of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ to the southwestern corner thereof; thence continue in the same direction along the southern boundary of the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 23 to a point where the same intersects the eastern right of way line of said county paved road; thence turn to the right and run in a northerly direction along the eastern right of way line of said paved highway right of way a distance of 300 feet more or less to the point of beginning.

BOOK 297 822
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 21 day of December, 1975.

STATE OF ALABAMA
SHELBY COUNTY
1976 MAR 31 AM 8:40
INSTRUMENT WAS FILED
Head of 50
Clerk of Probate
JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

G B Bentley

Julia D Bentley

(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 21 day of December, A. D., 1975

Eva D. Mooney

Notary Public.