

This instrument prepared by
(Name) Harrison and Conwill
(Address) Columbiana, Alabama



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 378-8000
BIRMINGHAM, ALABAMA 35201
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 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Ellis Bentley, Jr. and wife, Christine Bentley
(herein referred to as grantors) do grant, bargain, sell and convey unto
Bobby N. Bentley, and wife Diane J. 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:

306
584
BOOK

Commence at a point on the east 40' right of way line of the L & N Railroad Company, being marked by an iron pipe and which is the northwest corner of Alfred McClanahan property and run thence north 23 deg. 54 min. west along the easterly right of way line of said Railroad a distance of 1363.59 feet; thence run east 74 feet 6 inches more or less along the north line of Tony R. & Donna B. Bentley lot to the west right of way line of the Columbiana Shelby paved road; thence run in a northerly direction along the west right of way line of said paved road a distance of 250.0 feet to the point of the beginning; thence continue in the Northwesternly direction along the West right of way line of said Columbiana Shelby paved road a distance of 270 feet more or less to the intersection of said paved road / the South line of a public dirt road; thence turn left and running a southwesterly direction along the South boundary of said dirt road 136 feet more or less to the East right of way of the above mentioned rail/road; thence turn left and run in Southeasterly direction along the East right line said L & N Railroad 210 feet; thence turn left and run in Northeasterly direction 70 feet more or less to the point of beginning of the lot here and conveyed. Said lot being situated in Northwest quarter of the SW quarter of section 36; Township 21; range 1-West

19770712000070770 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1977 12:00:00AM 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 7th day of July, 1977.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
ALL Tax \$ 50
1977 JUL 12 AM 9:22
JUDGE OF PROBATE
\$ 3.00

Ellis Bentley, Jr. (Seal)
Christine 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 Ellis Bentley, Jr., and wife Christine 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 7th day of July, A. D. 1977.
Notary Public.
HARRISON and CONWILL