

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(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 and no/100-----DOLLARS

and the execution of purchase money mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Frank C. Ellis, Sr. and wife, Christine M. Ellis

(herein referred to as grantors) do grant, bargain, sell and convey unto

Erskine R. Bentley and wife, Ouida L. 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:

A part of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 24, Township 21 South, Range 1 West, more particularly described as follows: Commence at the SE corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section and run thence in a Westerly direction a distance of 99.95 feet to the point of beginning, which said point of beginning is the Northeastern corner of grantees' present lot; thence continue westerly along the Southern boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 495.45 feet to a point which is the Northwestern corner of grantees' present property; thence turn an angle of 90 deg. to the right and run North a distance of 100 feet to a point; thence turn to the right and run Easterly a distance of 495.45 feet to a point; thence turn to the right an angle of 90 deg. and run South 100 feet to point of beginning, containing 1.14 acres, more or less.

It is understood and agreed that when grantors develop their adjoining property that a right of way will be given to grantees 18 feet in width at a point to be determined by grantors, their heirs, successors and assigns, the same to be located at a point and location which grantors in their sole discretion deem advisable.

Should grantors, their heirs, successors or assigns fail to develop the adjoining property of the grantors as provided above, or should grantees prior to such development have need for the above stated 18 feet right of way, grantors, their heirs, successors or assigns will provide without charge to grantees an 18 feet right of way easement to the above conveyed property with the understanding that the same will be used temporarily by grantees until such time as grantors locate a permanent easement as provided hereinabove in favor of grantees.

The above described property is restricted for single family purposes only.

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 28th day of November, 1977.

WITNESS:

(Seal)

Frank C. Ellis, Sr. (Seal)

Christine M. Ellis (Seal)  
Christine M. Ellis

(Seal)

STATE OF ALABAMA  
Shelby

COUNTY JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank C. Ellis, Sr. and wife, Christine M. Ellis 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 28th day of November, 1977.

W. H. N. J.

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Shelby Cnty Judge of Probate, AL  
11/30/1977 12:00:00AM FILED/CERT

Notary Public.