

This instrument was prepared by

(Name) Harold Goings
2117 Magnolia Avenue
(Address) Birmingham, Alabama 35205

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Eight thousand & no/100 (\$8,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Margie J. Bentley, Robert L. Jones & Byron H. Jones, co-executors of the estate
of Magnolia C. Jones, deceased

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
William G. Bentley and wife, Margie J. Bentley

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

Shelby County, Alabama, to-wit:
Commencing at the Northeast corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 34, Township 24
North, Range 15 East; run thence West 670 feet along the North boundary line of
said forty to a point; run thence South parallel to East line of said forty a
distance of 301 feet to a four and one-half inch square concrete post to the
point of beginning of the lot herein conveyed; run thence South parallel to East
line of said forty a distance of 109 feet to a point; run thence South 82 deg.
West a distance of 49 feet to a point; run thence North 9 deg. West 116 feet and
9 inches to a point; run thence East parallel to the North boundary line of said
forty a distance of 35 feet to the point of beginning.

Also our undivided one-seventh (1/7) interest in and to the following de-
scribed property: Commencing at the Northwest corner of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 34,
Township 24 North, Range 15 East: thence run North 88 deg. 12 Min. East along
the North boundary line of said Quarter-Quarter Section a distance of 605.00 ft
to the Northwest corner of Lot No. 1 as per Map of Benson's Camp, recorded in
Map Book 4, Page 28, in the Office of Judge of Probate, Shelby County, Alabama;
thence run South 0.00 deg. 06 min. East a distance of 264.00 feet to the point
of beginning of the Lot herein described and conveyed; thence continue South
0.00 deg. 06 min. East and run a distance of 6.00 feet to the Southwest corner
of Lot No. 5 as per said Map; thence run North 88 deg. 12 min. East along the
South side of said Lot No. 5 a distance of 8.00 feet; thence run North 0.00 deg.
06 min. West a distance of 6.00 feet; thence run South 88 deg. 12 min. West a
distance of 8.00 feet to the point of beginning. This being a plot of ground
6.00 feet wide and 8.00 feet long situated in the Southwest corner of said Lot
No. 5 and being the Lot on which the well is drilled.

See date/d for rest of description of property.

TO HAVE AND TO HOLD ^{back side} 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
day of March, 19 78

William G. Bentley (Seal)
(Seal)
(Seal)

Margie J. Bentley (Seal)
Margie J. Bentley, executor
Robert L. Jones (Seal)
Robert L. Jones, executor
Byron H. Jones (Seal)
Byron H. Jones, executor



19780405000040960 1/3 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1978 12:00:00AM FILED/CERT

19780405000040960 2/3 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Margie J. Bentley
whose name as executor is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she, in her capacity/as such executor
on the day the same bears date.

Given under my hand and official seal this 3rd day of March 1978
William J. Bentley
Notary Public

TENNESSEE
STATE OF TENNESSEE
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Robert L. Jones
whose name as executor is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he, in his capacity/as such executor
on the day the same bears date.

Given under my hand and official seal this 9th day of March 1978
Thomas B. Avery
Notary Public
MY COMMISSION EXPIRES DECEMBER 27, 1981

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Byron H. Jones
whose name as executor is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance he, in his capacity/as such executor
on the day the same bears date.

Given under my hand and official seal this 15th day of March 1978
James R. Bentley
Notary Public

William B. Bentley
1136 - So. Shadownier Lane
Bham. Ala. 35209

Grantors further convey to grantees the right of ingress and egress over and across the strip of land situated between the south line of lot conveyed and the north side of Waxahatchee Creek.
This conveyance is made subject to the restrictions in deed to grantor dated January 18, 1958, and recorded in Deed Book 197 at page 447, in the Office of Judge of Probate, Shelby County, Alabama.

Continued from reversed page.

19780405000040960 3/3 \$.00
Shelby Cnty Judge of Probate, AL
04/05/1978 12:00:00AM FILED/CERT

Continued from reversed page.

Grantors further convey to grantees the right of ingress and egress over and across the strip of land situated between the South line of lot conveyed and the North side of Waxshatchee Creek.

This conveyance is made subject to the restrictions in deed to grantor dated January 18, 1958, and recorded in Deed Book 197 at page 447, in the Office of Judge of Probate, Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 APR -5 AM 9:45

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Deed	8.00
Rec.	3.00
Ind.	1.00
	<u>14.00</u>

BOOK 311 PAGE 339