

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein

Mattie F. Benton, unmarried

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

Billy Benton and wife, Charlene Benton

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby

County, Alabama to-wit:

Begin at the Southeast corner of Lot 25 as shown by map of said survey recorded in the office of the Probate Judge of Shelby County, Alabama and run along line of main street to said town and an Easterly direction 125 feet; thence turn to the left at a 90 deg. angle and run 200 feet to the point of beginning of the land herein described; thence continue in a Northerly direction 273.09 feet; thence turn left and in a Westerly direction 320 feet; thence turn left and run in a Southerly direction 273.09 feet; thence turn left and run in an Easterly direction 320 feet to the point of beginning. This plot of land is situated in NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  and SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 16, Township 21 South, Range 3 West. According to R. E. Whaley's Sub-division of the town of Maylene.

Grantor further conveys to Grantees that certain right of ingress and egress and use of the driveway or road as granted to Grantor in Court Order dated November 21, 1984 by Judge Robert R. Armstrong, Jr., in CV-83-317(E).

Grantor's address:

P. O. Box 91

Maylene, Alabama 35114

Grantees' address:

P. O. Box 44

Maylene, Alabama 35114

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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, I have hereunto set my hands(s) and seal(s), this 30th day of June, 19 86.

WITNESS:

Deed TAX 5.00 STATE OF ALA. SHELBY CO.  
Rec 2.50 I CERTIFY THIS  
Jud 1.00 INSTRUMENT WAS FILED  
8.50 1986 JUL -1 AM 10:15

Mattie F. Benton (Seal)  
Mattie F. Benton

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Mattie F. Benton, unmarried whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, A. D., 19 86

Form 31-A

\$25,000.00 of the purchase price recited above was paid from a mortgage executed simultaneously herewith.

**CONWILL & JUSTICE**