

SEND TAX NOTICE TO:

(Name) Gerald L. Bentley
7061 Lamplighter Lane
(Address) Winston, Georgia 30187

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) 113 South Main Street, Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

REBECCA S. BENTLEY, a widow,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto DEBRA B. CLECKER; GERALD L. BENTLEY; REBECCA JILL B. BLANCHARD; RICHARD D. BENTLEY; and, ROBERT A. BENTLEY, all of my right, title and interest in and to (herein referred to as grantees, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description of real property conveyed hereby.

Subject to the following liens, encumbrances, limitations and easements:

1. Ad valorem taxes for 1988 and subsequent tax years, for which Grantee is totally responsible.
2. Rights and privileges of Alabama Power Company as shown by that certain instrument dated October 6, 1965 and recorded in Deed Book 238, at Page 490, in the Office of the Judge of Probate of Shelby County, Alabama.
3. All rights-of-way and easements of record in the Office of the Judge of Probate of Shelby County, Alabama, or evident through use.
4. All covenants, restrictions, easements, reservations, encroachments, liens, taxes and special assessments heretofore imposed upon said property.

The Grantor herein is the widow of Ray L. Bentley, and it is Grantor's intent to convey to the Grantees herein all of her right, title and interest in and to the above described real property acquired by Ray L. Bentley, deceased, by those certain warranty deeds recorded in Deed Book 238, at Page 242, and in Deed Book 238, at Page 300, in the Office of the Judge of Probate of Shelby County, Alabama.

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 GRANTEEES, 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 GRANTEEES, 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 16th day of March, 1989.

Lynn C. Bentley (Seal)

Rebecca S. Bentley (Seal)
Rebecca S. Bentley

STATE OF GEORGIA

Fulton COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca S. Bentley, a widow, 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 her executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of March

LYNN S. HUFF, 1988
Notary Public, Fulton County, Georgia
My Commission Expires July 5, 1991

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL PROPERTY

That part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 East and thence run West a distance of 300.00 feet; thence turn an angle of 89 deg. 48 min. to the left and run a distance of 190.00 feet; thence turn an angle of 90 deg. 12 min. to the left and run a distance of 592.48 feet, to the point of beginning; thence continue in the same direction a distance of 91.74 feet to a point on Contour Line, Elevation 397.00; thence turn an angle of 64 deg. 47 min. to the left and run a distance of 208.83 feet to a point on said Contour Line; thence turn an angle of 115 deg. 13 min. to the left and run a distance of 97.10 feet; thence turn an angle of 66 deg. 08 min. to the left and run a distance of 206.60 feet, to the point of beginning. According to survey dated May 2, 1969 by Frank W. Wheeler, Alabama Registered Land Surveyor #3385.

SIGN FOR IDENTIFICATION:

Rebecca S. Bentley

BOOK 231 PAGE 208

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

89 MAR 21 PM 2:07

Thomas C. Montgomery, Jr.
JUDGE OF PROBATE

1. Dead Tax \$ 1.00
2. Mtg Tax
3. Recording Fee 5.00
4. Indexing Fee 4.00
TOTAL 10.00