

value of interest conveyed: \$1,000

Executed for curative and division purposes.

SEND TAX NOTICE TO:

(Name) Larry L. Bentley & Connie L. Bentley

(Address) Route 1, Box 91 F, Columbiana, Al. 3505

367

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-3 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - 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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ernestine Bentley, a widow, Diane B. Ellis, a married woman, Larry L. Bentley, a married man, and Sylvia B. McDonald, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Larry L. Bentley and wife, Connie L. Bentley

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

Shelby County, Alabama to-wit:

Commence at the Southeast corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama and run thence westerly along the South line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23 a distance of 735.36' to the point of beginning of the Parcel No. 1, being described; thence continue along last described course 2,058.30' to a point 116.89' East of the East right of way line of Shelby County Highway No. 47; thence turn 100 deg. 12 min. 05 sec. right and run 294.32 ft. to a point; thence turn 41 deg. 45 min. 29 sec. left and run 138.88' to a point on the said Easterly right-of-way line of said Highway No. 47; thence turn 44 deg. 50 min. 28 sec. right and run along said right of way line 121.22 ft. to a point, thence turn 93 deg. 09 min. 21 sec. right and run 170.0 ft. to a point; thence turn 93 deg. 43 min. 08 sec. left and run 90.0' to a point; thence turn 76 deg. 40 min. 47 sec. right and run easterly 1,868.26 ft. to a point; thence turn 90 deg. 35 min. 56 sec. right and run southerly 585.20 ft. to the point of beginning, containing 26.7 acres.

There is reserved in favor of grantors Sylvia B. McDonald and Diane B. Ellis a perpetual easement and right-of-way for ingress and egress and installation of utilities over and along a strip 60 ft. wide being 30 ft. on either side of a centerline described as follows, to-wit: Commence at the Southeast corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, Section 23, Township 20 South, Range 1 West, Shelby County, Alabama and run thence westerly along the South line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 23 a distance of 735.36 ft. to a point; thence continue along last described course 2,058.30 ft. to a point 116.89 ft. east of the east right of way line of Shelby County Highway No. 47; thence turn 100 deg. 12 min. 05 sec. right and run 294.32 ft. to a point; thence turn 41 deg. 45 min. 29 sec. left and run 138.88 ft. to a point on the said easterly right of way line of said Highway No. 47; thence turn 44 deg. 50 min. 28 sec. right and run along said right of way line 91.22 ft. to the point of beginning of

(CONTINUED ON REVERSE SIDE)

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 7

day of July, 19 89.

WITNESS:

Larry L. Bentley (Seal)
Larry L. Bentley

Sylvia B. McDonald (Seal)
Sylvia B. McDonald

Ernestine Bentley (Seal)
Ernestine Bentley

Diane B. Ellis (Seal)
Diane B. Ellis

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ernestine Bentley, a widow; Diane B. Ellis, a married woman; Larry L. Bentley, a married man; and Sylvia B. McDonald, a married woman whose name s 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 7 day of July, A. D., 19 89

Donna Jackson

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(CONTINUED FROM FRONT SIDE)

the center line of said easement; thence turn 93 deg. 09 min. 21 sec. right and run 200 ft. to a point; thence turn 93 deg. 43 min. 8 sec. left and run 300 ft., more or less, to a point on the Southerly boundary of Parcel Number 3 according to the survey of Joseph Conn, Registered Land Surveyor, No. 9049, dated March 7, 1989.

The above described property constitutes no part of the homestead of grantors herein.

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STATE OF ALA. SURVEY
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JUL 11 PM 1:47

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$	<u>1.00</u>
2. Mtg. Tax		
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>5.00</u>
TOTAL		<u>11.00</u>

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.