

Value of interest conveyed: \$1,000

executed for curative and division purposes.

SEND TAX NOTICE TO:

(Name) Leroy B. Bentley & Louise Bentley

(Address) Route 1, Box 91 B, Columbiana, Al. 35051

365

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER

(Address) COLUMBIANA, ALABAMA 35051

Form 1-15 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

1. Deed Tax \$ 1.00

2. Mtg. Tax -----

3. Recording Fee 2.50

4. Indexing Fee 5.00

TOTAL 8.50

Leroy B. Bentley and wife, Louise 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 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 121.22 ft. to the point of beginning of the property herein conveyed; thence turn 93 deg. 09 min. 21 sec. right and run 170 ft. to a point; thence turn 93 deg. 43 min. 08 sec. to the left and run 450 ft. to a point; thence turn right an angle of 43 deg. 59 min. 02 sec. and run Northeasterly along the Northwestern boundary of Parcel Number 3 according to survey of Joseph E. Conn dated March 7, 1989 a distance of 1493.32 ft. to a point, which point is located on the Western boundary of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 1 West; thence turn to the left and run Northerly along the western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 240.25 ft. more or less to the Northwest corner of SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 1 West; thence turn to the left and run Westerly along the Northern boundary of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 23 to a point where the same intersects the Eastern right-of-way line of Shelby County Highway 47; thence turn to the left and run Southerly along the Eastern right of way line of Shelby County Highway No. 47 to the point of beginning.

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

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
Larry L. Bentley
Sylvia B. McDonald
Sylvia B. McDonald

Ernestine Bentley (Seal)
Ernestine Bentley
Diane B. Ellis (Seal)
Diane B. Ellis

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
JUL 11 1989 PM 1:45
SHELBY COUNTY

STATE OF ALABAMA

Shelby COUNTY

JUDGE OF PROBATE

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 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 7 day of July, A. D., 19 89

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