

SEND TAX NOTICE TO:

(Name) James L. Bentley, Jr.
39 Nivens Street
 (Address) Wilsonville, Alabama 35186

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law
Post Office Box 822
 (Address) Columbiana, Alabama 35051

Form 1-1-5 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 Forty five thousand and no/100 ----- (45,000.00) DOLLARS

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

Nona Faye B. Bradley, a unmarried widow
 (herein referred to as grantors) do grant, bargain, sell and convey unto

James L. Bentley, and Tammy S. 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:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION WHICH IS INCORPORATED HEREIN BY REFERENCE.

Nona Faye B. Bradley is the surviving grantee in those certain deeds recorded in Deed Book 263, Page 902 and Deed Book 269, Page 171, the other grantee, Houston E. Bradley having died on or about April 29, 1990.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 23rd
 day of November, 19 90

WITNESS:

Betty L. Hadwin (Seal) Nona Faye B. Bradley (Seal)
 _____ (Seal) Nona Faye B. Bradley (Seal)
 _____ (Seal) _____ (Seal)

STATE OF ALABAMA OKLAHOMA }
 _____ COUNTY }

I, _____ the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Nona Faye B. Bradley is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who she executed the same voluntarily on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this 23 day of November, A.D., 19 90

Louise Ann Curtis

BOOK 320 PAGE 296

A parcel located in the NE 1/4 of the NE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said 1/4-1/4 Section, said point being the point of beginning; thence run East 210 feet; thence North 210 feet; thence West 236 feet; thence South 210 feet to the point of beginning. According to survey of Barton F. Carr, RLS #16685, dated November 29, 1990. Situated in Shelby County, Alabama.

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

90 DEC -3 PM 12:43

William C. Shaw, Jr.
JUDGE OF PROBATE

1. Deed Tax	_____	NO TAX PD.
2. Mtg. Tax	_____	
3. Recording Fee	_____	5.00
4. Indexing Fee	_____	2.00
5. No Tax Fee	_____	1.00
6. Certified Fee	_____	1.00
Total	_____	10.00

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