

SEND TAX NOTICE TO:

(Name) Bobby N. Bentley andDiane J. Bentley(Address) P.O. Box 65Shelby, AL 35143

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 TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS

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

Alvin L. Brasher, Jr., a married man

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

Bobby N. Bentley and wife, Diane J. Bentley

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

Shelby County, Alabama to-wit:

That part of the SE $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 20, Township 24 North, Range 15 East, Shelby County, Alabama, lying South and East of Alabama Highway #145 and Northerly of County Road No. 311. Situated in Shelby County, Alabama, and containing 4.5 acres, more or less.

SUBJECT TO Utility easements and road rights of way of record.

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The above described property constitutes no part of the homestead of grantor or his spouse.

1. Deed Tax	10.00
2. Mkt Tax	2.50
3. Surveying Fee	3.00
4. Insurance Fee	3.00
5. Ad Tax Fee	1.00
6. Recording Fee	1.00
Tax	16.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 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 hand(s) and seal(s), this 1stday of April, 19 91.

WITNESS:

STATE OF ALA. SHELBY

I CERTIFY THIS
INSTRUMENT WAS FILED:

(Seal)

19 JUL 16 AM 10:37

(Seal)

JUDGE OF PROBATE

(Seal)

STATE OF ALABAMA
SHELBY COUNTY }I, the undersigneda Notary Public in and for said County, in said State, hereby certify that Alvin L. Brasher, Jr. 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 he executed the same voluntarily on the day the same bears date.Given under my hand and official seal this 1st day of April, A.D. 19 91.Alvin L. Brasher, Jr.