

This instrument was prepared by:  
(Name) Martha B. Ferguson  
(Address) 221 Heath Drive  
Birmingham, Al. 35242

Send Tax Notice to:  
(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**WARRANTY DEED**

**STATE OF ALABAMA**  
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Seventy-five Hundred and no/100-----Dollars

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

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
L. Douglas Joseph

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

The N 1/2 of the NW 1/4 of the SE 1/4 of Section 23, Township 20 South,  
Range 1 West.

This is not the homestead of the grantor.

Inst # 1994-03189

01/31/1994-03189  
11:34 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 16.00

**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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 23  
day of January, 19 94

\_\_\_\_\_  
(Seal)

b  
(Seal)

\_\_\_\_\_  
(Seal)

Leroy B. Bentley  
Leroy B. Bentley (Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

**STATE OF ALABAMA**  
Shelby County } **General Acknowledgment**

I, the undersigned authority  
in said State, hereby certify that Leroy B. Bentley

a Notary Public in and for said County,

whose name(s) 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 23 day of January, 19 94

220 Joseph Drive  
Owensboro, A l

Martha B. Ferguson  
Notary Public

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