

Mail tax notice to: Erskine R. Bentley and
E. Ramsey Bentley, II
722 Sycamore Road
Columbiana, Alabama 35051

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER & HEAD, ATTORNEYS AT LAW
(Address) COLUMBIANA, ALABAMA 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR and other good and valuable consideration to the undersigned grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledge we, ERSKINE R. BENTLEY and wife, MARY N. BENTLEY, (herein referred to as grantors) do grant, bargain, sell and convey unto ERSKINE R. BENTLEY and wife, MARY N. BENTLEY, and ERSKINE RAMSEY BENTLEY, II (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 SW corner of the NE 1/4 of Section 25, Township 20 South, Range 1 West, being the Center of Section; thence proceed Northerly along the West boundary of said 1/4 Section for 484.46 feet; thence turn an angle of 88 deg. 01' 21" to the right and run 50.04 feet to a point being the point of beginning of a 5.00 acre parcel; thence continue along the last described course for 400.00 feet to a point; thence turn an angle of 88 deg. 01' 37" to the left and run Northerly for 544.50 feet to a point; thence turn an angle of 91 deg. 58' 23" to the left and run Westerly for 400.00 feet to a point; thence turn an angle of 88 deg. 01' 37" to the left and run Southerly for 544.50 feet to the point of beginning. Said parcel is lying in the W 1/2 of the SW 1/4 of the NE 1/4, Section 25, Township 20 South, Range 1 West, and contains 5.00 acres.

Also a 30' Easement from above 5.00 acre parcel across Erskine Bentley property to James Bentley property described as follows:

Commence at the SW corner of the NE 1/4 of Section 25, Township 20 South, Range 1 West, being the Center of Section; thence proceed Easterly along the South boundary of said 1/4 Section for 670.07 feet to a point, being the SE corner of the W 1/2 of the SW 1/4 of the NE 1/4 of said Section 25; thence turn an angle of 88 deg. 03' 05" to the left and run Northerly along the East boundary of said W 1/2 of SW 1/4 of NE 1/4 for 477.31 feet to the point of beginning of the centerline of a 30 foot wide easement, with the centerline of said easement described as follows: thence turn an angle of 115 deg. 24' 30" to the left and run 202.28 feet; thence continue along said centerline along a curve to the right, having a radius of 65.22 feet and a central angle of 59 deg. 45' 52", for an arc distance of 68.03 feet; thence continue along said centerline for 136.02 feet to the point of ending of said centerline of said easement, being a point on the South boundary line of a 5.00 acre parcel. Said easement shall be 30 feet in width, 15 feet on each side of the above described centerline. Said easement lies in the W 1/2 of the SW 1/4 of NE 1/4 of Section 25, Township 20 South, Range 1 West.

According to survey of John Gary Ray, Reg. P.E. & L.S. 12295, dated March 26, 1994.

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 grantors herein shall take as tenants in common.

12:12 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 SNA 12.50

Inst # 1994-37691

12/29/1994-37691
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SHELBY COUNTY JUDGE OF PROBATE
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And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 7th day of April, 1994.

Erskine R. Bentley
Erskine R. Bentley

Mary N. Bentley
Mary N. Bentley

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Erskine R. Bentley and wife, Mary N. Bentley, 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 7th day of April, 1994.

Lannie Brasher
Notary Public

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