

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
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FAX 988-5905

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

Send Tax Notice to: 500
(Name) _____
(Address) _____

WARRANTY DEED

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

That in consideration of ONE DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
L. Douglas Joseph
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Leroy B. Bentley
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby
County, Alabama, to-wit:

All the N 1/2 of the SW 1/4 of NE 1/4 of Section 23, Township 20 South, Range 1 West
LYING WEST OF THE YELLOW LEAF CREEK.

This is not the homestead of the grantor or his spouse.

Inst # 1996-27989

08/27/1996-27989
08:53 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
.001 SNA 9.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors 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, or its successors 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 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, or its successors 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 21st
day of August, 19 96.
George Bentley (Seal) L. Douglas Joseph (Seal)
____ (Seal) _____ (Seal)
____ (Seal) _____ (Seal)

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

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that L. Douglas Joseph, 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 21st day of August, 1996
Martha B. Ferguson
Notary Public

My Commission Expires:

George Bentley 706 Box 1206 Columbiana, Al 35051