

SEND TAX NOTICE TO:

(Name) Charles R. Bentley

(Address) 474 Bentley Rd Columbiana, AL
35051

This instrument was prepared by

(Name) Mike T. Atchison, Attorney at Law

(Address) P O Box 822, Columbiana, AL 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 Five Hundred and no/100----- (\$500.00) DOLLARS

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

Charles Russell Bentley and wife, Robin L. Bentley,

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

Charles R. Bentley and wife, Robin L. 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:

Commence at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 5, Township 21 South, Range 1 West, Shelby County, Alabama, and run Westerly along the South line of said Quarter-Quarter Section a distance of 800.0 feet to the point of beginning of the property being described; thence continue along last described course a distance of 300.0 feet to a point; thence turn 90 degrees 00 minutes right and run Northerly a distance of 300.0 feet to a point; thence turn 90 degrees 00 minutes right and run Easterly a distance of 300.0 feet to a point; thence turn 90 degrees 00 minutes right and run Southerly a distance of 300.0 feet to the point of beginning.

Also, a 15-foot wide easement, the centerline of which is described as follows:

Commence at the Southwest corner of the Northwest Quarter of the Southwest Quarter of Section 5, Township 21 South, Range 1 West; thence run North along the West boundary line of said Quarter-Quarter Section for 7.5 feet to the point of beginning; thence run East and parallel with the South boundary line of said Quarter-Quarter Section for 1558.61 feet, more or less, to the East property line of the Russell Bentley lot for the point of ending.

Situated in Shelby County, Alabama.

Subject to taxes for 1997 and subsequent years, easements, restrictions, rights of way, and permits of record.

Charles Russell Bentley, Charles R. Bentley, and Russell Bentley are one and the same person.

All of the above recited purchase price 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 11th

day of November, 1996

WITNESS:

(Seal)

Charles Russell Bentley (Seal)
Charles Russell Bentley

(Seal)

Robin L. Bentley (Seal)
Robin L. Bentley

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles Russell Bentley and wife, Robin L. Bentley

whose name s 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 the y executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th

day of November, A.D. 1996

My Commission Expires: 10/16/00

Notary Public