

SEND TAX NOTICE TO:

(Name) Erskine R. Bentley  
722 Sycamore Road  
(Address) Columbiana, AL 35051

**NOV 11 1997**

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head

(Address) Columbiana, AL 35051

**\$ 500<sup>00</sup>**

Form 1-1-8 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 ONE & NO/100 (\$1.00) DOLLARS  
and other good and valuable consideration  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mary N. Bentley, a married woman

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

Erskine R. Bentley and son, Erskine Ramsey Bentley, II

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, all of my right, title and interest in and to the following described real estate situated in

Shelby County, Alabama to-wit:

PROPERTY DESCRIBED ON EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART AND PARCEL HEREOF AS FULLY AS IF SET OUT HEREIN, AND WHICH HAS BEEN SIGNED FOR IDENTIFICATION.

Subject to easements, rights of way, and restrictions of record.

Subject to outstanding mortgages to Inland Mortgage Company and First National Bank of Shelby County.

Inst # 1997-18734

06/16/1997-18734  
09:57 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 11.50

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 9th

day of June, 1997.

WITNESS:

\_\_\_\_\_  
(Seal) Mary N. Bentley (Seal)  
(Mary N. Bentley)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

the undersigned \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that Mary N. Bentley  
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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of June, A. D., 1997.

Valerie C. Riggs  
Notary Public.

Inst # 1997-18734

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.

SIGNED FOR  
IDENTIFICATION:

*Mary N. Bentley*  
Mary N. Bentley

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