

**This Instrument was prepared by:**

**\*THIS DEED PREPARED WITHOUT BENEFIT OF TITLE INFORMATION\***

(Name) Rodger D. Bass, Attorney

(Address) P.O. Box 430 Pelham, AL 35124

**Send Tax Notice to:**

Adrain &amp; Margie Lee Benton

10414 Hwy. 17

Maylene, AL 35114

## **WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Five Hundred Dollars, Love and other valuable consideration to the undersigned grantor or grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, the undersigned

**Adrain Benton and wife, Margie Lee Benton**

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

**Charlotte Dobbs, Shelia Owens, Barbara Campbell, Kelvin Benton and Phillip Benton**

(hereinafter called Grantees), the following described real estate, situated in Shelby County, Alabama, to wit

A part of the NW 1/4 of NW 1/4 of Section 21, Township 21, Range 3 West, more particularly described as follows: Beginning at the SE corner of a certain lot or tract of land located in the NW 1/4 of NW 1/4 of said Section, which corner is established by an iron stake 12 feet west of the center of the Elyton Public Road and 404.5 feet Northwest of the SE corner of the NW 1/4 of NW 1/4 of said Section at angle of 37 deg. 3' with East line of said NW 1/4 of NW 1/4 of said Section; thence running South 73 deg. 10' West 255.6 feet; thence North 16 deg 50' West 170.4 feet; thence North 73 deg. 10' East 255.6 feet; thence South 16 deg. 50' East 170.4 feet to point of beginning.

Except Montevallo-Maylene Highway right of way.

LESS AND EXCEPT property described in deed recorded in Deed Book 353, Page 894, in the Probate Court of Shelby County, Alabama.

Grantors are the Grantees of two unrecorded deeds from William Monroe Booth and wife, Annie Booth dated November 13, 1957, and August 23, 1958.

**The grantors hereby reserve in themselves a life estate in the above described property.**

TO HAVE AND TO HOLD to the said GRANTEES in fee simple, forever.

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, we have hereto set our hand(s) and seal(s) this 22<sup>nd</sup> day of June, 1998.

**WITNESS:**

WITNESS:

Rodney Carr (Seal) Adrain Benton (Seal)

(Seal) Margie Benton (Seal)

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Adrain Benton and wife, Margie Lee Benton, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has (have) executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of January, 1998.

*Joy Lynn Wickert*  
NOTARY PUBLIC  
My Commission Expires: *1/16/2001*

01/30/1998-03145  
10:32 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

901 HCB 12.00

Inst # 1998-03145