

Inst # 1998-12063

SEND TAX NOTICES TO:

E. JEFF BENTLEY
LORI W. BENTLEY
104 WINDSOR TRAIL
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Thirty-Eight Thousand and no/100 Dollars (\$ 38,000.00) and other good and valuable consideration to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **WILLIAM JAMES McFEETERS AND WIFE, DONNA S. McFEETERS** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **E. JEFF BENTLEY and LORI W. BENTLEY** (herein referred to as "Grantee"), as joint tenants with rights of survivorship, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 34, according to the Survey of Weatherly - Windsor, Sector 11, as recorded in Map Book 18, Page 80, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record; taxes for 1998 and subsequent years not yet due and payable.

\$ full amount of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantees, as joint tenants with right of survivorship, their heirs, executors, successors 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 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 THE GRANTOR does for themselves, their heirs and executors, successors and assigns, covenant with said Grantee, their heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and their heirs and executors, successors and assigns shall warrant and defend same to said Grantee, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

04/06/1998-12063
09:59 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 27 of March, 1998.

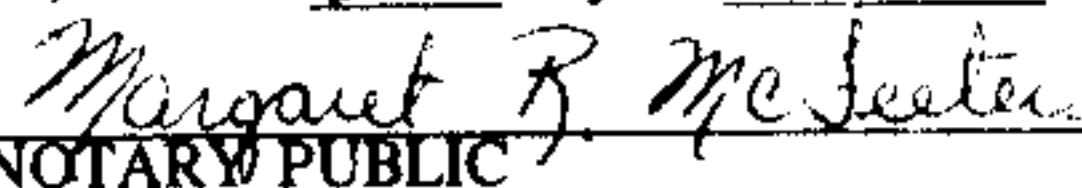

(GRANTOR) **WILLIAM JAMES McFEETERS**


(GRANTOR) **DONNA S. McFEETERS**

STATE OF ALABAMA)
Jeff COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM JAMES McFEETERS** and **DONNA S. McFEETERS**, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27 day of MARCH, 1998.


NOTARY PUBLIC
My Commission Expires Aug. 10, 2000
BONDED THRU NOTARY PUBLIC UNDERWRITERS

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
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Birmingham, AL 35244
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