

SEND TAX NOTICE TO:

(Name) BOBBY BENTLEY AND DIANE BENTLEY

(Address) P.O. Box 63
Shelby, AL 35143

This instrument was prepared by

(Name) WALLACE, KILLIS, FOWLER & HEAD

(Address) P.O. BOX 587 COLUMBIANA, AL 35051

Form 1-1-5 Rev. 1/82

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 TWENTY THOUSAND (\$20,000.00) AND OTHER & VALUABLE CONSIDERATIONS DOLLARS

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

VIRGINIA WADE, A MARRIED WOMAN

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

BOBBY BENTLEY AND WIFE, DIANE 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:

THAT PART OF THE NE 1/4 OF NE 1/4 LYING EAST OF HIGHWAY NO. 145,
SECTION 20, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY,
ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

THE ABOVE DESCRIBED PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD
OF THE GRANTOR OR HER SPOUSE.

11/18/1998-45869
01:38 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
20.50

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 18TH

day of NOVEMBER, 19 98

WITNESS:

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY }

I, CONRAD M. FOWLER, JR, a Notary Public in and for said County, in said State,

hereby certify that VIRGINIA WADE, A MARRIED WOMAN

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 18TH day of NOVEMBER, A.D. 19 98

Conrad M. Fowler Jr.

Notary Public.