

THIS INSTRUMENT PREPARED BY:

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SEND TAX NOTICE TO:

Pauline S. Brantley
72 Dry Valley Lane
Montevallo, AL 35115

Inst # 1999-06663

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the undersigned Grantor does hereby grant, bargain, sell and convey unto the Grantees, **ASHLEY SHANNON GENTRY** and **EARL WAYNE GENTRY, JR.**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to wit:

Commencing at the southwest corner of the Northwest Quarter of the Southwest Quarter of Section 8, Township 24 North, Range 13 East, Shelby County, Alabama; thence run North 66 degrees 14' East a distance of 654.84 feet to a point being the point of beginning for the property herein conveyed; thence run South 88 degrees 46' East a distance of 80.0 feet to a point; thence run North 10 degrees 34' East a distance of 280.2 feet to a point on the southeast right-of-way of Shelby County Highway No. 89; thence run along the southeast right-of-way of said road to a point on the north line of that certain tract of land now owned by Bobby Joe Killingsworth; thence run in a westerly direction along the north line of the Bobby Joe Killingsworth tract approximately 317.17 feet to the northwest corner of the said Bobby Joe Killingsworth tract; thence run in a northerly direction along a fenceline to the point of beginning.

Grantor specifically reserves and excepts from this conveyance to the Grantees, the full use, control, income, and possession of the described property for and during Grantor's natural life, thus reserving unto Grantor a life estate in said property.

This conveyance is also subject to all rights-of-way, easements, and reservations of record in that conveyance from Mack A. Nix and wife, Lurlene M. Nix to Pauline S. Brantley, recorded in Book 090, page 898, Probate Office of Shelby County, Alabama.

02/17/1999-06663
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50

TO HAVE AND TO HOLD, to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 and seal this the 16th day of February, 1999.

Pauline S. Brantley (SEAL)
PAULINE S. BRANTLEY

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned Notary Public, personally appeared PAULINE S. BRANTLEY, whose name is signed to the foregoing conveyance, and who is known to me, and 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 the 16th day of February, 1999.

Karen M. Maercken
NOTARY PUBLIC
My Commission Expires: 2/24/01

Inst # 1999-06663

02/17/1999-06663
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