

This form provided by

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Robin Merrell
1050 Highway 311
(Address) Shelby, Alabama 35143

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-3 Rev. 4/99

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - Stewart Title Insurance Corp. of Houston, TX

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY }

That in consideration of Sixty Five Thousand and no/100 DOLLARS

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

Bobby N. Bentley and wife, Dianne J. Bentley

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

Shane Merrell and Robin Merrell

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

SHELBY County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Subject to taxes for 2000 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$ 65,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

11/12/1999-46482
01:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MWS 12.00

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 the 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, we have hereunto set OUR hand(s) and seal(s), this 9th day of November, 1999.

WITNESS:

(Seal)

(Seal)

(Seal)

Bobby N. Bentley (Seal)
Bobby N. Bentley
Dianne J. Bentley (Seal)
Dianne J. Bentley

STATE OF ALABAMA

SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Bobby N. Bentley and wife, Dianne J. Bentley whose name s are are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of November, A.D. 19 99

Notary Public

Inst # 1999-46482

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL "A":

Commence at the SW corner of the SE 1/4 of SE 1/4, Section 16, Township 24 North, Range 15 East, being the point of beginning of the parcel of land herein described; thence run in a Northerly direction along the West boundary of said 1/4-1/4 section for a distance of 212.79 feet to a point; thence turn 91 degrees 40 minutes 22 1/2 seconds to the right and run 348.00 feet to a point; thence turn 88 degrees 19 minutes 37 1/2 seconds to the right and run 212.79 feet to the point of intersection with the South boundary of said 1/4-1/4 section; thence turn 91 degrees 40 minutes 22 1/2 seconds to the right and run 348.00 feet to the point of beginning. Said parcel is lying in the SE 1/4 of the SE 1/4 of Section 16, Township 24 North, Range 15 East.

PARCEL "B":

Commence at the SW corner of the SE 1/4 of SE 1/4, Section 16, Township 24 North, Range 15 East; thence run in a Northerly direction along the West boundary of said 1/4-1/4 section for a distance of 212.79 feet to the point of beginning of the parcel of land herein described; thence continue along the same line for a distance of 121.96 feet to a point; thence turn 41 degrees 14 minutes 15 seconds to the right and run 360.07 feet to a point; thence turn 87 degrees 30 minutes to the right and run 141.66 feet to a point; thence turn 51 degrees 15 minutes 45 seconds to the right and run 314.24 feet to a point; thence turn 91 degrees 40 minutes 22 1/2 seconds to the right and run 348.00 feet to the point of beginning. Said parcel is lying in the SE 1/4 of the SE 1/4 of Section 16, Township 24 North, Range 15 East.

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