

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) James L. Bentley
(Address) 760 Walling Avenue
Shelby, Ala 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 }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of One Hundred Sixteen Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we
Edgar J. Haffner and wife, Marjorie K. Haffner

(herein referred to as grantors) do grant, bargain, sell and convey unto
James L. Bentley and Tammy S. 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:

Lot No. 20 according to Map of the 1971 Addition to Shelby Shores, recorded in the Probate Office of Shelby County, Alabama in Map Book 5, Page 96.

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

\$98,880.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

06/01/2000-17901
08:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEI 26.00

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 26th day of May, 2000

WITNESS:

(Seal)

(Seal)

(Seal)

Edgar J. Haffner by Marjorie K. Haffner (Seal)
Edgar J. Haffner by Marjorie K. Haffner,
Attorney in Fact, under Power of Attorney
recorded as Instrument #2000-17490, Probate
Office of Shelby County, Alabama.
Marjorie K. Haffner (Seal)
Marjorie K. Haffner

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Edgar J. Haffner and Marjorie K. Haffner, individually and as Attorney in Fact
for Edgar J. Haffner whose name is 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. 26th day of May, 2000

Given under my hand and official seal this

My Commission Expires: 10/16/2000

[Signature]
Notary Public