

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) Michael Bentley  
122 Pine Tree Circle  
(Address) Columbiana, Alabama 35051

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

Form 1-1-5 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 Four Thousand, Nine Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Edward C. Nesmith, as Personal Representative of the Estate of  
Foyle Nesmith, Probate Case No. 39-178, Shelby County, Alabama  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Bentley and Martha 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 12, according to Briarwood Subdivision, First Sector as shown by map recorded  
in Map Book 5, Page 23, in Probate Office of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

Subject to taxes for 2001 and subsequent years, easements, restrictions, rights  
of way, and permits of record.

\$101,750.00 of the above recited consideration was paid from a mortgage recorded  
simultaneously herewith.

**Inst # 2000-40415**

**11/22/2000-40415  
10:17 AM CERTIFIED**

**SHELBY COUNTY JUDGE OF PROBATE  
001 MMB 14.50**

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 HEREOF, I have hereunto set my hand(s) and seal(s), this 21st  
day of November, 2000.

WITNESS:

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Edward C. Nesmith (Seal)  
Edward C. Nesmith, as Personal Representative  
of the Estate of Foyle Nesmith, Probate  
Case No. 39-178, Probate Office of Shelby  
County, Alabama (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State,  
hereby certify that Edward C. Nesmith, as Personal Representative of the Estate of Foyle Nesmith,  
whose name deceased 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 he executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 21st day of November, A.D., 19 2000.

Notary Public.