

THIS INSTRUMENT WAS PREPARED BY
BURDETTE, WOOLLEY & BURDETTE
Attorneys at Law
1930 Edwards Lake Road
Suite 126
Birmingham, Alabama 35235

SEND TAX NOTICE TO:
JOSEPH R. BENTLEY
PATRICIA G. BENTLEY
6562 MILL CREEK CIRCLE
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED - JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY }

that in consideration of ONE HUNDRED SEVENTY THREE THOUSAND AND NO/100 (\$173,000.00) -----DOLLARS

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

VANN A. RUSSELL and wife CARLA L. RUSSELL

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

JOSEPH R. BENTLEY and PATRICIA G. 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 30, ACCORDING TO THE SURVEY OF THE FINAL RECORD PLAT OF GREYSTONE FARMS, MILL CREEK SECTOR, PHASE 2, AS RECORDED IN MAP BOOK 21, PAGE 21, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD.

\$100,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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 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 WE have hereunto set OUR hand(s) and seal(s), this 29th day of MAY, 2001.

WITNESS:

_____(Seal)

_____(Seal)

VANN A. RUSSELL

CARLA L. RUSSELL

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that VANN A. RUSSELL and wife CARLA L. RUSSELL, whose name(s) ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before 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 29th day of MAY, 2001.

Notary Public

My commission expires: 5/14/2005

File No: 011-156

06/07/2001-23168
08:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 84.00

Inst # 2001-23168