

SEND TAX NOTICE TO:

Name: Bobby/Diane Bentley
Address: P.O. Box 65
SHELBY, ALA 35143

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP

Inst # 2002-05751

**STATE OF ALABAMA
SHELBY COUNTY**

02/04/2002-05751
09:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CH 50.00

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **THIRTY SIX THOUSAND AND NO/100 (\$36,000.00) DOLLARS** to the undersigned grantor or grantors, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **Ocie Speer, III, a married man, and Ocie Speer, III, as Executor of the Estate of Ocie Wood Speer, Jr., deceased,** (herein referred to as grantor) does grant, bargain, sell and convey unto **Bobby Bentley and wife, Diane 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:

Commence at the SW corner of the SE 1/4 of the SW 1/4 of Section 2, Township 24 North, Range 15 East, thence run East along the South line of said 1/4-1/4 Section a distance of 1043.50 feet; thence turn an angle of 79 deg. 47 min. to the left and run a distance of 54.50 feet to the North right of way line of a County Road, and the point of beginning; thence continue in the same direction a distance of 443.60 feet to the Pool line of Lay Lake (Elev. 397.00); thence turn an angle of 139 deg. 32 min. to the left and run along said contour line a distance of 100.00 feet; thence turn an angle of 45 deg. 54 min. to the left and run a distance of 374.69 feet to the North right of way line of said Road; thence turn an angle of 95 deg. 18 min. to the left and run along the right of way line a distance of 30.00 feet to the point of beginning; situated in the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

The above described property does not constitute any part of the homestead of the Grantor herein or his spouse.

This conveyance is made subject to the following:

1. General and special taxes or assessments for 2002 and subsequent years not yet due and payable.
2. Right(s)-of-way(s) granted to Shelby County by Instrument(s) recorded in Deed Book 245, Page 826, and Deed Book 241, Page 477 in Probate Office.
3. Riparian Rights, if any, in and to the use of Lay Lake.
4. Less and except any portion of subject land lying within Lay Lake.
5. Rights acquired by Alabama Power Company as set out in Deed Book 238, Page 506, with receipt in Deed Book 245, Page 311 in Probate Office.
6. Right to construct and maintain boat houses, boat docks and piers as set out in Deed Book 250, Page 684, Deed Book 255, Page 134, and Deed Book 327, Page 760 in Probate Office.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, I, have hereunto set my hand and seal this 1st day of February, 2002.

Ocie Speer III (SEAL)
Ocie Speer, III

Ocie Speer III (SEAL)
Ocie Speer, III, as Executor of the Estate
of Ocie Wood Speer, Jr., deceased

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Ocie Speer, III, a married man, whose name 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 1st day of February, 2002.

Howard M. Fowler Jr.
Notary Public

My Commission Expires: 8/8/04

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Ocie Speer, III, whose name as Executor of the Will and Estate of Ocie Wood Speer, Jr., 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, in his capacity as such Executor, executed the same voluntarily with full authority on the day the same bears date.

Given under my hand and official seal this 1st day of February, 2002.

Howard M. Fowler Jr.
Notary Public

My Commission Expires: 8/8/04

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