

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) Larry L. Bentley
(Address) _____

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 Five Hundred and no/100----- DOLLARS

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

Ernestine B. Bentley, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Larry L. Bentley and Connie L. 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 Southeast corner of the North 1/2 of the NW 1/4 of the SE 1/4 of Section 23 Township 20 South Range 1 West; thence run Westerly along the South line of said 1/4 - 1/4 section 735.36 feet; thence continue along the last described course a distance of 2,058.30 feet to the point of beginning; thence continue Westerly along the South line of the North 1/2 of the NW 1/4 of the SW 1/4 of said Section a distance of 116.89 feet to the East right of way of Shelby County Highway 47; thence continue in a Northerly direction along said East right of way a distance of 419.23 feet thence turn an angle to the right of 135 deg. 9 min. 32 sec. and run a distance of 138.88 feet; thence turn an angle to the right and run Southerly parallel to the East right of way of Shelby County Hwy #47 a distance of 294.32 feet to the point of beginning.

LESS AND EXCEPT property conveyed in Instrument #1999-35522.

Grantor herein reserves a life estate in and to the above described property .

03/05/2002-10636
03:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MSB 11.50

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 5
day of March, 2002.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Ernestine B. Bentley (Seal)
Ernestine B. Bentley (Seal)
_____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ernestine B. Bentley 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5 day of March A. D., 19 2002
My Commission Expires: 10-6-2004 Martha J. Wilder Notary Public.

Inst # 2002-10636