

THIS INSTRUMENT PREPARED BY:
Wallace, Ellis, Fowler & Head
P O Box 587
Columbiana, AL 35051

SEND TAX NOTICE TO:
Mr. and Mrs. James L. Bentley

11 Mitchell Street
Wilsonville, AL 35186

## CORPORATION FORM 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 TWENTY TWO THOUSAND NINE HUNDRED AND NO/100------------------------DOLLARS (\$122,900.00), to the undersigned grantor, SPRATLIN CONSTRUCTION COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain sell and convey unto JAMES L. BENTLEY, JR. and TAMMY S. BENTLEY, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

Lot 24-A, according to a Resurvey of Lots 23, 24, 25 and 26, Mitchell Subdivision, as recorded in Map Book 34, Page 63, in the Office of the Judge of Probate of Shelby County, Alabama.

\$61,000.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its office William F. Spratlin, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 23rd day of September, 2005.

SPRATLIN CONSTRUCTION CO., INC.

Motary Public Autro

William F. Spratlin, Its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that William F. Spratlin, whose name as President of Spratlin Construction Co., Inc., a corporation, 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 as such officer, and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the  $\frac{27-d}{d}$  day of September, 2005.

My Commission Expires: 4/2/07

Shelby County, AL 09/26/2005 State of Alabama

Deed Tax:\$62.00