

20060508000214520 1/2 \$144.00  
Shelby Cnty Judge of Probate, AL  
05/08/2006 09:28:50AM FILED/CERT

Shelby County, AL 05/08/2006

State of Alabama

Deed Tax: \$130.00

Send Tax Notice To:

VIRGIL P. RICE & JUDY N. RICE

1041 WILLOW CREEK PKWY,  
ALABASTER, AL 35007

This instrument was prepared by:

Mike T. Atchison

P O Box 822

Columbiana, AL 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS**

SHELBY COUNTY )

That in consideration of **TWO HUNDRED FORTY FIVE THOUSAND FOUR HUNDRED and NO/00 Dollars (\$245,400.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

**ERSKINE RAMSEY BENTLEY, II, A married MAN**  
grant, bargain, sell and convey unto,

**VIRGIL P. RICE <sup>Jr.</sup> AND JUDY N RICE**

the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in Shelby County.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the homestead of the grantor, or of his spouse.

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

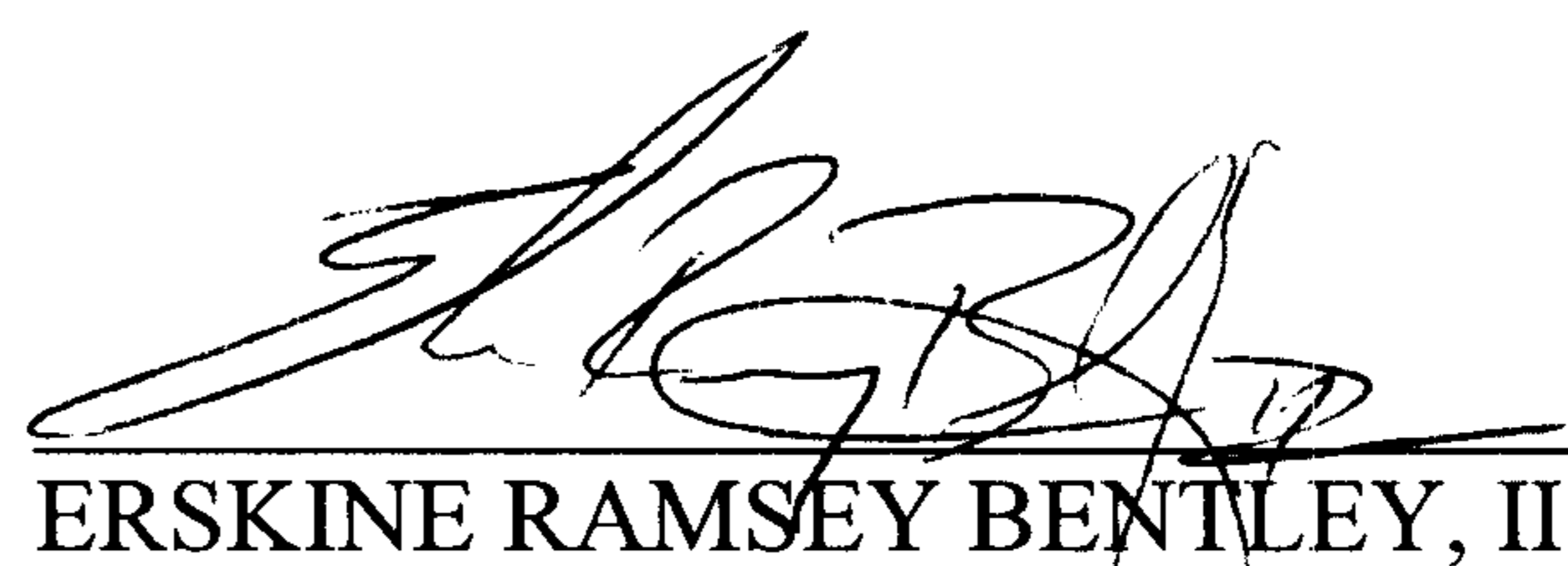
**\$115,400.00** of the above-recited consideration was paid from a first mortgage recorded simultaneously herewith.

Erskine Ramsey Bentley, II, is the surviving grantee in those certain deeds recorded in Instrument #1994-27519, and Instrument 1997-18734, in the Probate Office of Shelby County, Alabama; the other grantee, Erskine R. Bentley, having died on or about the 21 day of July, 03.

**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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 27<sup>TH</sup> day of April, 2006.

  
ERSKINE RAMSEY BENTLEY, II

**STATE OF ALABAMA**  
**SHELBY COUNTY**

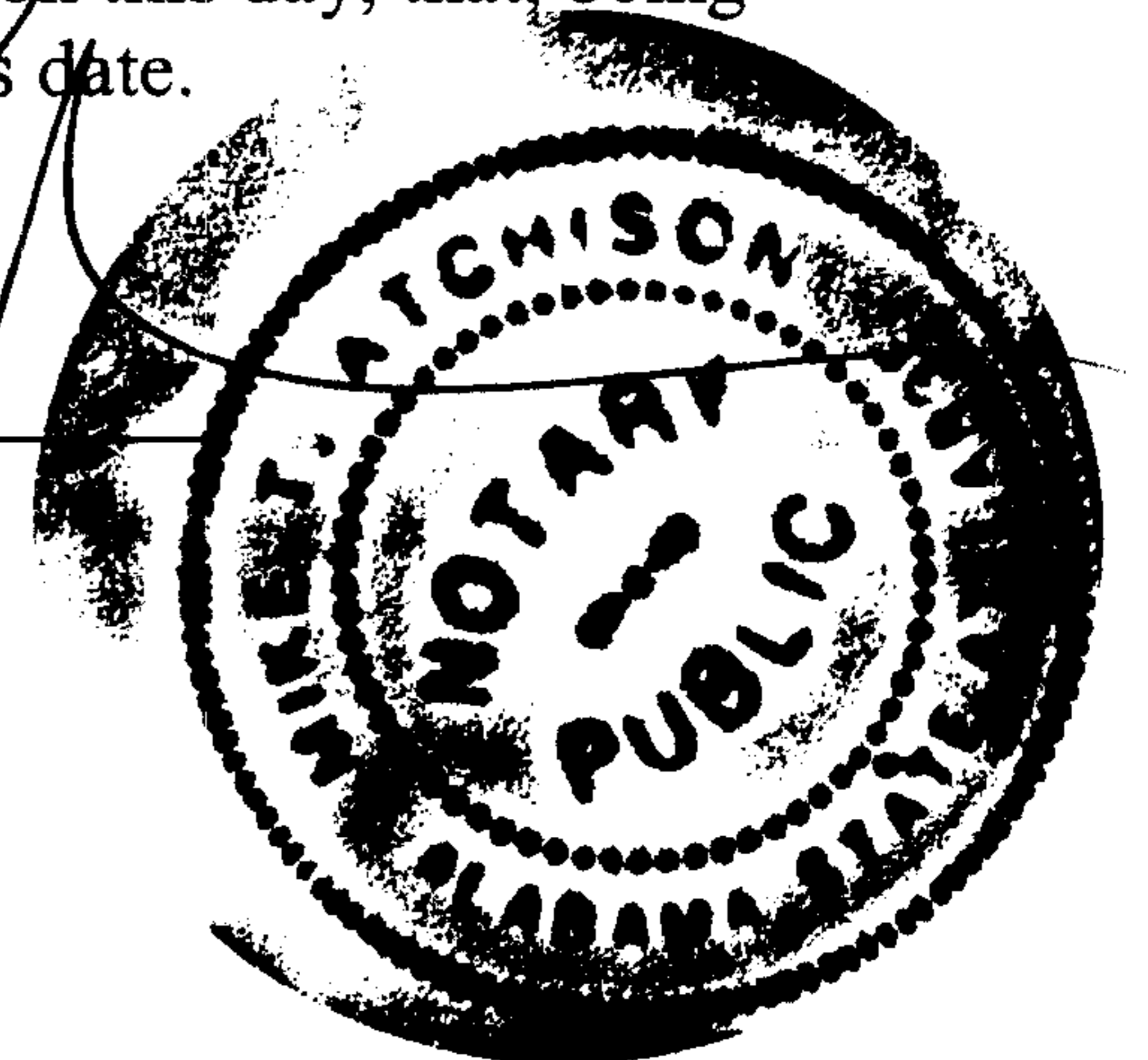
I, the undersigned authority, MICHAEL T ATCHISON, a Notary Public in and for said County, in said State, hereby certify that **ERSKINE RAMSEY BENTLEY, II**

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 27<sup>TH</sup> day of April, 2006.

  
Notary Public

My Commission Expires: 10-16-08





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## EXHIBIT A

A parcel of land situated in the North  $\frac{1}{2}$  of Section 25, Township 20 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

### PARCEL I:

Commence at the Southwest corner of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of above said Section, Township, and Range; thence North 00 degrees minutes 00 seconds East, a distance of 484.46 feet; thence North 88 degrees 01 minute 21 seconds East a distance of 50.04 feet to the point of beginning; thence continue along the last described course a distance of 400.00 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 544.50 feet; thence South 88 degrees 01 minutes 21 seconds West a distance of 400.00 feet; thence South 00 degrees 00 minutes 00 seconds East, a distance of 544.50 feet to the point of beginning.

Together with a 30-foot easement across Erskine Bentley property to James Bentley property: Commence at the Southwest corner of the NE  $\frac{1}{4}$  of Section 25, Township 20 South, Range 1 West, being the center of Section; thence proceed Easterly along the South boundary of said  $\frac{1}{4}$  Section for 670.07 feet to a point, being the Southeast corner of the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 25; thence turn an angle of 88 degrees 03 minutes 05 seconds to the left and run Northerly along the East boundary of said W  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  for 477.31 feet to the point of beginning of the centerline of a 30-foot wide easement, with the centerline of said easement described as follows: thence turn an angle of 115 degrees 24 minutes 30 seconds to the left and run 202.28 feet; thence continue along said centerline along a curve to the right, having a radius of 65.22 feet and central angle of 59 degrees 45 minutes 52 seconds, for an arc distance of 68.03 feet; thence continue along said centerline for 136.02 feet to the point of ending of said centerline of said easement, being a point on the South boundary line of a 5.00 acre parcel. Said easement shall be 30 feet in width, 15 feet on each side of the above described centerline. Said easement lies in the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 25, Township 20 South, Range 1 West, Shelby County, Alabama.

Together with a 30-foot easement from Erskine Bentley property across James Bentley property to a prescriptive use public road maintained by Shelby County: Commence at the Southwest corner of the NE  $\frac{1}{4}$  of Section 25, Township 20 South, Range 1 West, being the center of Section; thence proceed Easterly along the South boundary of said  $\frac{1}{4}$  Section for 670.07 feet to a point, being the Southeast corner of the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of said Section 25; thence turn an angle of 88 degrees 03 minutes 05 seconds to the left and run Northerly along the East boundary of said W  $\frac{1}{2}$  of SW  $\frac{1}{4}$  of NE  $\frac{1}{4}$  for 477.31 feet to the point of beginning of the centerline of a 30-foot wide easement, with the centerline of said easement described as follows: thence turn an angle of 60 degrees 26 minutes 27 seconds to the right and run 453.22 feet; thence continue along said centerline along a curve to the left, having a radius of 200 feet and central angle of 19 degrees 16 minutes 19 seconds, for an arc distance of 67.27 feet; thence continue along said centerline along a tangent section for 53.13 feet; thence continue along said centerline along a curve to the right, having a radius of 250 feet and central angle of 32 degrees 17 minutes 05 seconds, for an arc distance of 140.87 feet; thence continue along said centerline along a tangent section for 74.61 feet to the point of ending of the centerline of said easement, being a point on the East boundary of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 25, Township 20 South, Range 1 West. Said easement shall be 30 feet in width, 15 feet on each side of the above described centerline. Said easement lies in the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 25, Township 20 South, Range 1 West, Shelby County, Alabama.