Prepared by W. D. Latham, Clanton, Al. 35045
Grantee address: PO Box 456
McCalla 35111

20070212000064450 1/2 $58.00
Shelby Cnty Judge of Probate, AL
02/12/2007 11:23:20AM FILED/CERT

WARRANTY DEED

STATE OF ALABAMA

CHILTON COUNTY

KNOW ALL MEN BY THESE PRESENTS THAT IN CONSIDERATION OF **Four Hundred Forty Thousand Dollars and no other consideration** , to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or **Robert Bentley and wife Diane Bentley** , (herein referred to as grantors, whether one or more), grant, bargain, sell and convey unto **Anthony W. Jones and Debbie L. Jones** (herein referred to as grantee, whether one or more), **as joint tenants with right of survivorship**, the following described real estate, situated in Shelby County, Alabama:

See Exhibit "A"

$396,000.00 of the Purchase Price was obtained by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantees, his, her or their heirs and assigns, **as joint tenants with rights of survivorship**.

And, I(we) do for myself(ourselves) and for my(our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we) have a good right to sell and convey the same as aforesaid; that they are free from all encumbrances, unless otherwise stated above; that I(we) will, and my(our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s) this 2 day of Feb, 2007.

Robert Bentley

Diane Bentley

STATE OF ALABAMA
CHILTON COUNTY
I, the undersigned, hereby certify that, **Robert Bentley and Diane Bentley,** whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 2 day of Feb, 2007.

NOTARY PUBLIC
State of Alabama
Chilton County
My Commission is: 4-26-08

WILLIAM D. LATHAM
NOTARY
PUBLIC
ALABAMA, STATE AT LARGE

CAT

Exhibit 'A'

20070212000064450 2/2 $58.00
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Parcel of land situated in the NE 1/4 of Section 20, Township 24 North, Range 15 East, Shelby County, Alabama, and being more particularly described as follows:

PARCEL 1

Commence at the NE Corner of above said Section, Township and Range; thence S00°00'00"W, a distance of 389.32' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 905.92'; thence N83°16'00"W, a distance of 477.92' to a point on the Southeasterly R.O.W. line of Alabama Highway #145, R.O.W. varies; thence N29°10'53"E and along said R.O.W. line, a distance of 973.43' to the POINT OF BEGINNING.

Said Parcel containing 4.94 acres, more or less.

ALSO AND INCLUDING A 15' INGRESS/EGRESS AND UTILITY EASEMENT, lying 7.5' either side of and parallel to the following described centerline:

Commence at the NE Corner of above said Section, Township and Range; thence S00°00'00"W, a distance of 1295.24'; thence N83°16'00"W, a distance of 136.29' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S05°50'33"W, a distance of 123.45'; thence S00°44'35"W, a distance of 82.78'; thence S07°19'28"E, a distance of 95.55'; thence S00°53'19"E, a distance of 68.22'; thence S04°58'18"W, a distance of 154.92' to the POINT OF ENDING OF SAID CENTERLINE.

Shelby County, AL 02/12/2007
State of Alabama

Deed Tax:$44.00