

This instrument was prepared by:  
Wallace, Ellis, Fowler & Head  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Mr. & Mrs. Matthew B. Dill  
205 Pitts Drive  
Columbiana, AL 35051

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

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED SIXTY ONE THOUSAND AND NO/00 DOLLARS (\$161,000.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Rux L. Bentley and wife, Amanda S. Bentley**, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, **Matthew B. Dill and Vicki C. Dill**, (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for Legal Description.

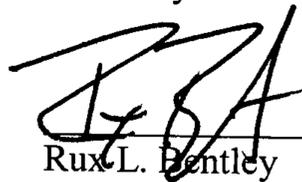
Subject to taxes for 2007 and subsequent years, easements, restrictions, rights of way and permits of record.

\$159,737.00 of the above recited purchase price was paid from a mortgage recorded simultaneously herewith.

**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 28<sup>th</sup> day of August, 2007.

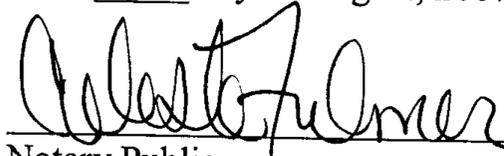
  
Rux L. Bentley

  
Amanda S. Bentley

STATE OF ALABAMA)  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Amanda S. 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 28<sup>th</sup> day of August, 2007.

  
Notary Public

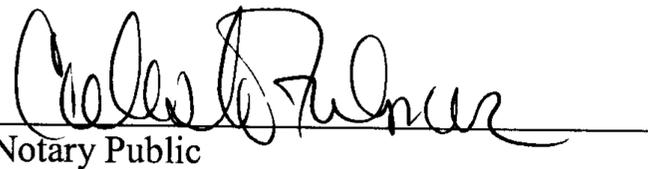
My commission expires: 10-6-08

STATE OF ALABAMA)  
SHELBY COUNTY )

  
20070830000408660 2/2 \$15.50  
Shelby Cnty Judge of Probate, AL  
08/30/2007 10:00:55AM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Rux L. 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of August, 2007.

  
\_\_\_\_\_  
Notary Public

My commission expires: 10-6-08

Shelby County, AL 08/30/2007  
State of Alabama  
Deed Tax: \$1.50