

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

Send Tax Notice to:  
Douglas M. & Patsy D. Bryant  
262 RIVER FRONT STREET  
SHELBY, AL. 35143

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

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **FIFTY THOUSAND AND NO/00 Dollars (\$50,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Harold T. Benton and wife, Evelyn Benton, (herein referred to as grantor, whether one or more)** does by these presents grant, bargain, sell and convey unto, **Douglas M. Bryant and Patsy D. Bryant, (herein referred to as grantee, whether one or more)**, 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, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2010 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way 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 GRANTOR does for GRANTOR and for GRANTORS heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above, that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will, and GRANTOR'S 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 WHEREOF**, I have hereunto set my hand and seal this 27 day of September, 2010.

Shelby County, AL 09/28/2010  
State of Alabama  
Deed Tax : \$50.00

  
20100928000319390 1/2 \$65.00  
Shelby Cnty Judge of Probate, AL  
09/28/2010 01:01:09 PM FILED/CERT

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Evelyn Benton, whose name individually and as Attorney in Fact for Harold T. Benton, 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, individually and in her capacity as such Attorney in Fact**

**Given under my hand and official seal this 27 day of SEPTEMBER, 2010.**

My Commission Expires: 5-3-2014

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

EXHIBIT "A"  
LEGAL DESCRIPTION

Lot No. 8 in Block 6, of Pine Grove Camp, according to the Survey of the Second Addition to Pine Grove Camp, dated September 21, 1959, made by Frank W. Wheeler, Registered Land Surveyor, map of which survey is recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama and being a part of the SE  $\frac{1}{4}$  of SE  $\frac{1}{4}$  of Section 12, Township 24, Range 15 East, Shelby County, Alabama.

ALSO:

That part of Lot 7, Block 6 second addition to Pine Grove Camp as recorded in Map Book 4, Page 8, Shelby County, Alabama. Begin at the Southwest corner of Lot 7, Block 6 of the second addition to Pine Grove Camp and run North along the West line of said Lot 7 a distance of 90 feet; thence angle  $123^{\circ} 19'$  to the right and run Southeasterly 30 feet; thence angle to the right  $75^{\circ}$  and run Southwesterly 78 feet more or less to the point of beginning.

It is the intentions of the parties to this conveyance that the grantors of the above conveyed property conveys to the grantees a right to and access to the lake and water rights.

*Evelyn Benton*



20100928000319390 2/2 \$65.00  
Shelby Cnty Judge of Probate, AL  
09/28/2010 01:01:09 PM FILED/CERT