

\$ 40,000 M.C.B.

PREPARED BY: Shannon E. Price, P.C.
P.O. Box 19144
Birmingham, AL 35219

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and no/100 (\$10.00) Dollars to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, I (We), **MARY C. BENTLEY, an unmarried woman** (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto, **MARY C. BENTLEY and KAY BENTLEY MERKL** (herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

LOT 26 AND PART OF LOT 29, ACCORDING TO THE AMENDED MAP OF WILDEWOOD VILLAGE, THIRD ADDITION, RECORDED IN MAP BOOK 8, PAGE 182, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS:

**A TRIANGLE AT THE REAR OF LOT 29, WITH 50 FEET ABUTTING THE FRONT PART OF LOT 29, 75 FEET ABUTTING LOT 26 AND 55.90 FEET ABUTTING LOT 30, ALL OF SAID LOTS ARE IN THE WILDEWOOD VILLAGE, THIRD ADDITION, AS SHOWN ABOVE.
LOCATED IN SHELBY COUNTY, ALABAMA.**

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.
- (4) Subject to restrictions, 20 foot building line, right-of-way, agreement with Alabama Power Company, and restrictions regarding Alabama Power Company of record.
- (5) Subject to that certain Mortgage recorded on July 2, 2003 in Shelby County, Alabama as Instrument #20030702000415890.

The subject property represents the homestead of Mary C. Bentley.

ATTORNEY PREPARING THIS DEED MAKES NO CERTIFICATION AS TO THE CONDITION OR MERCHANTABILITY OF TITLE TO THE LAND DESCRIBED IN THIS DEED, AS IT WAS PREPARED WITHOUT BENEFIT OF TITLE.

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 said GRANTEES, their heirs and assigns, that I(we) am(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, 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), on the 28 day of October, 2011.

Mary C. Bentley
MARY C. BENTLEY

20111028000323810 1/1 \$52.00
Shelby Cnty Judge of Probate, AL
10/28/2011 12:57:18 PM FILED/CERT

Shelby County, AL 10/28/2011
State of Alabama
Deed Tax: \$40.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Mary C. Bentley, an unmarried woman, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he (they) executed the same voluntarily on the date the same bears date. Given under my hand and official seal on the 28 day of October, 2011.

[Signature]
Notary Public

My commission expires:

4/4/2017