

EASEMENT DEED

STATE OF ALABAMA
COUNTY OF SHELBY

20130925000386590 1/3 \$22.50
Shelby Cnty Judge of Probate, AL
09/25/2013 03:53:05 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS TO THE UNDERSIGNED GRANTOR, IN HAND PAID BY THE GRANTEE HEREIN, THE RECEIPT WHEREOF IS ACKNOWLEDGED, JERRY L. BENTLEY AND WIFE SARAH E. BENTLEY (FORMERLY SARAH ELAINE RICH) AND GAYLE H. AUSTIN, A WIDOWED WOMAN HEREIN REFERRED TO AS GRANTOR, GRANT, BARGAIN, SELL AND CONVEY UNTO CHRISTOPHER BRYANT CRAWFORD, HEREIN REFERRED TO AS GRANTEE, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN SHELBY COUNTY, ALABAMA, TO WIT:

AN ACCESS EASEMENT FOR INGRESS AND EGRESS ALONG EXISTING COMMUNITY GRAVEL DRIVE. SAID DRIVE SPLITS THE PROPERTY LINE BETWEEN PARCEL NUMBERS 21-9-32-0-000-037.000 AND 21-9-32-0-000-039.000.

THE GRANTEE SHALL BE RESPONSIBLE FOR THE MAINTAINENCE AND REPAIR OF SAID EASEMENT.

TO HAVE AND TO HOLD TO THE SAID GRANTEE, HIS HEIRS AND ASSIGNS FOREVER, AND THE GRANTOR FOR OURSELVES, AND OUR HEIRS, CONVENANTS TO THE GRANTEE THEIR HEIRS OR ASSIGNS, THAT THE WE ARE LAWFULLY SEIZED IN FEE SIMPLE OF SAID PREMISES; THAT THE PROPERTY IS FREE FROM ALL EMCUMBRANCES, UNLESS OTHERWISE STATED ABOVE; THAT WE HAVE A GOOD RIGHT TO SELL AND CONVEY THE SAME AS AFORESAID; THAT WE WILL SHALL WARRANTY AND DEFEND THE SAME TO THE SAID GRANTEE, THEIR HEIRS AND ASSIGNS FOREVER, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL ON THIS THE 23 DAY OF SEPTEMBER, 2013.

Jerry L. Bentley
JERRY L. BENTLEY

Gayle H. Austin
GAYLE HAUSTIN

Sarah E. Bentley F/K/A
SARAH E. BENTLEY F/K/A
SARAH ELAINE RICH

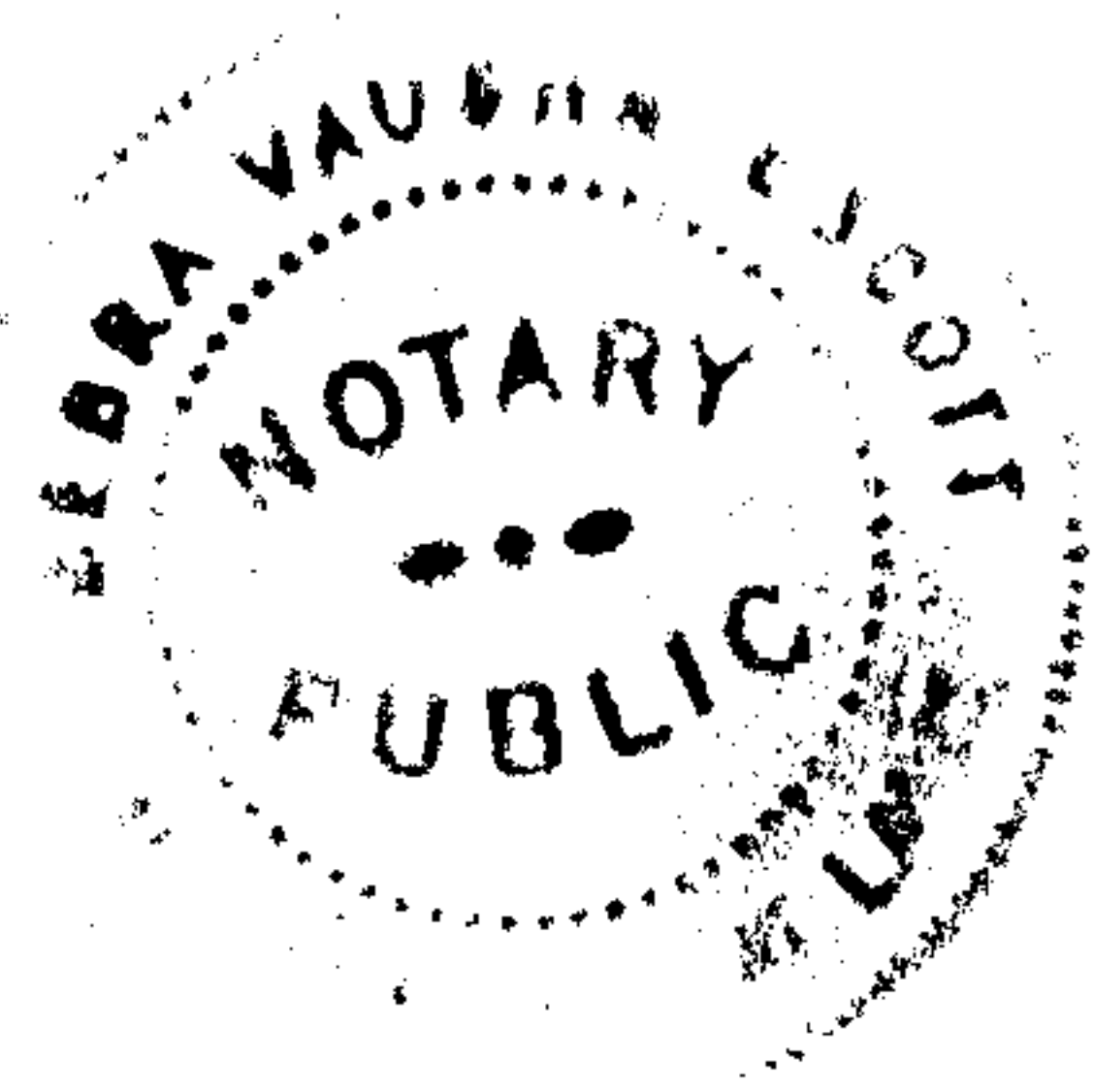
Sarah Elaine Rich

Shelby County, AL 09/25/2013
State of Alabama
Deed Tax: \$.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JERRY L. BENTLEY AND WIFE SARAH E. BENTLEY (FORMERLY SARAH ELAINE RICH) ~~AND GAYLE H. AUSTIN, A WIDOWED WOMAN~~, WHOSE NAMES ARE SIGNED TO THE FORGOING INSTRUMENT, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF THE CONVEYANCE, THEY EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 23 DAY OF SEPTEMBER, 2013.



Notary Signature
NOTARY PUBLIC

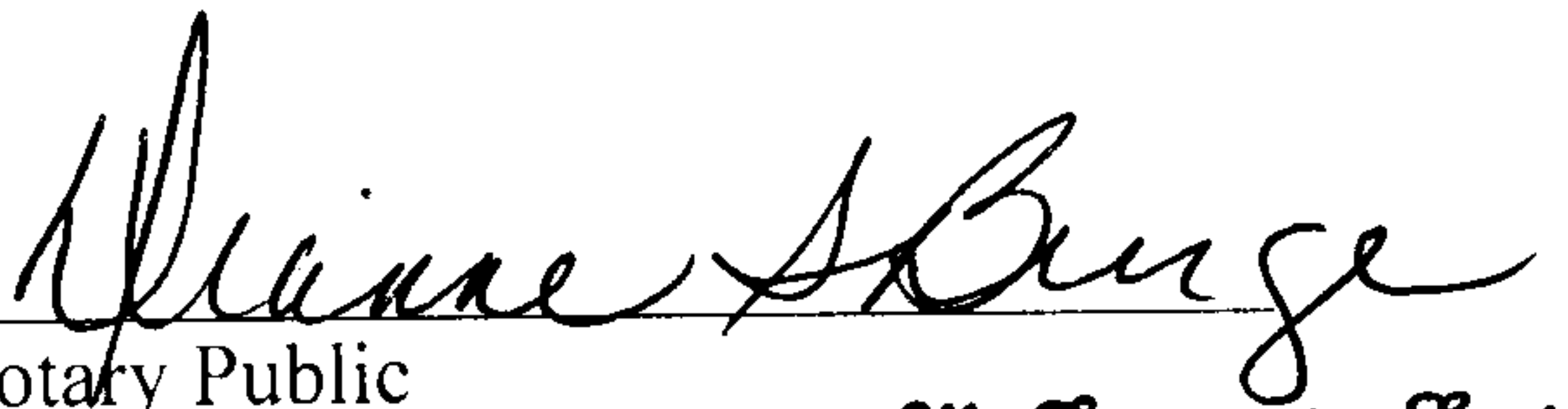
8/15/2015
MY COMMISSION EXPIRES

ALABAMA AT LARGE
EXPIRES: Aug 15, 2015
NOTARY PUBLIC WRITERS

State of **Alabama**
County of **Shelby**

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Gayle H. Austin, a widowed woman**, whose names are signed to the foregoing conveyance, and who are 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.

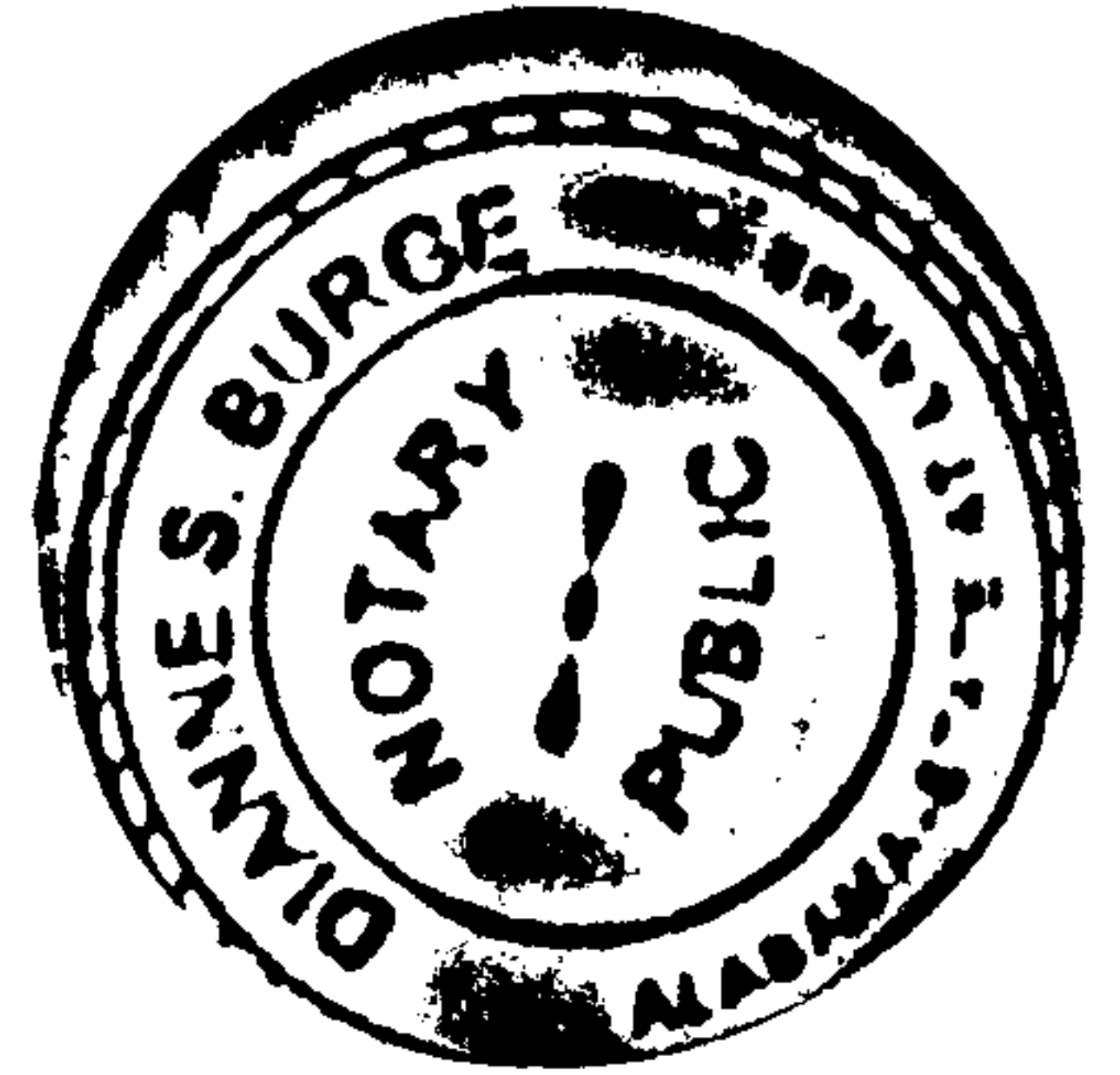
Given under my hand and official seal this the 25 day of **September**,
2013.



Notary Public

My commission expires:

My Commission Expires
May 24, 2017



Prepared By:

Neville Umphrey

National Real Estate

1263 Center Point Pkwy

Suite E

Birmingham, AL 35215



20130925000386590 2/3 \$22.50
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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Jerry L. Bentley	Grantee's Name	Christopher Bryant Crawford
Mailing Address	Sarah E. Bentley	Mailing Address	
	402 HWY 97		400 Hwy 97
	COLUMBIANA, AL 35051		Columbiana, AL 35051
Property Address	Easement to 400 Hwy 97	Date of Sale	09/19/2013
	Columbiana, AL 35051	Total Purchase Price \$	
		or	
		Actual Value	\$ 500.00
		or	
		Assessor's Market Value \$	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- | | |
|--|--|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other Easement |
| <input type="checkbox"/> Closing Statement | |

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed

Date of Sale - the date on which interest to the property was conveyed

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	9/19/13	Print	Amy L Burge
Unattested		Sign	Amy L Burge
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1