

C.B. Berry

207-Kristi Lane

Harpersville, Al. 35078
ALABAMA TITLE CO., INC.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Shelby COUNTY

Know All Men By These Presents,

That in consideration of Two-Thousand-Five Hundred-&-no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Charles B. Berry and wife Janet M. Berry
(herein referred to as grantors) do grant, bargain, sell and convey unto

✓ Henry J. Partridge & wife, Veronica Partridge

(herein referred to as GRANTEES) 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:

Commence at the Northwest corner of the Southeast quarter of the Southeast quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence run Southerly along the West line of said quarter-quarter 755.82' to the point of beginning of the property being described, thence continue along last described course 63.97' to a point, thence 90 degrees 49 minutes left and run Easterly 681.31' to a point on the West line of a 30' wide access easement, thence 89 degrees 27 minutes left and run Northerly along the West line of said access easement 63.97' to a point, thence 90 degrees 33 minutes left and run Westerly 681.02' to the point of beginning, containing 1.0 acre and marked on the corners with iron pins as shown on the plat.

19810924000102960 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/24/1981 00:00:00 FILED/CERTIFIED

BOOK 335 PAGE 32

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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, we have hereunto set our hand and seal, this 11th day of January 1981.

WITNESS:

Deed TAX 2.50
Rec'd 1.30.1981 SEP 24 PM 12:04
Jud 1.00
5.00

Charles B. Berry
Janet M. Berry

State of Alabama

JUDGE OF PROBATE General Acknowledgement

Talladega COUNTY

I, the undersigned, hereby certify that Charles B. Berry & wife Janet M. Berry, a Notary Public in and for said County, in said State, whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

12th day of January

A. D. 1981

Form 3091



Hilda J. Shoemaker
Rt 1 Box 312
Harpersville 35078
Notary Public