

This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Jerry Wayne Partridge

(Address) 430 Hwy 50
Vandiver Ala 35176

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Thousand and no/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,
Vera Lee Smith, a married woman, and Lee Phillips, a single man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey

Jerry Wayne Partridge

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

9/28/1994-29459
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50

Inst # 1994-29459

A parcel of land situated in the SE 1/4 of the SW 1/4 of Section 11, Township 18 South, Range 1 East, and being more particularly described as follows:
Commence at the NW corner of said 1/4-1/4 and run South 88 degrees 25 minutes 35 seconds along the North line of said 1/4-1/4 a distance of 215.07 feet to the point of beginning; thence continue South 88 degrees 25 minutes 35 seconds East along said 1/4-1/4 line 252.03 feet to the Westerly right of way of Shelby County Highway #50, said right of way being on a curve to the right having a delta angle of 20 degrees 31 minutes 26 seconds and a radius of 1114.68 feet; thence turn right and run along said curve 399.29 feet; thence run North 00 degrees 49 minutes 05 seconds West 318.88 feet to the point of beginning.
Situated in Shelby County, Alabama.

According to survey of Moore Surveying, dated 9/6/94.

All of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

This property constitutes no part of the homestead of Vera Lee Smith, or of her spouse. The grantor herein reserves the right of first refusal on this property, if said property is sold. Said grantor also reserves rights of access across caption lands to get to remainder of her property.

Lee Phillips joins in this conveyance for the purpose of conveying all his life estate interest in and to caption lands.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, 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, we have hereunto set our hands(s) and seal(s), this 26th day of September, 1994.

(Seal)

Vera Lee Smith (Seal)
Vera Lee Smith

(Seal)

Lee Phillips (Seal)
Lee Phillips

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Vera Lee Smith and Lee Phillips 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 26th day of September, A. D., 1994

Notary Public