

THIS INSTRUMENT PREPARED BY:
HUGH E. HOLLADAY, JR.
Blair, Holladay and Parsons
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
RODNEY SHANE CLECKLER

WARRANTY DEED

DESCRIPTION FURNISHED BY GRANTORS.
NO TITLE EXAMINATION PERFORMED BY PREPARER.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN (\$10.00) Dollars and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, ROY PARTRIDGE AND WIFE, RUBY PARTRIDGE, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto RODNEY SHANE CLECKLER, (herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY COUNTY, Alabama, to-wit:

COMMENCE AT A 1-1/2 INCH PIPE ACCEPTED AS THE SE CORNER OF THE SW 1/4 OF THE SW 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AS THE POINT OF BEGINNING; THENCE S 89 DEG. 34' 20" W ALONG THE SOUTH LINE OF THE SW 1/4 OF NW 1/4 FOR A DISTANCE OF 1305.07 FEET TO A 1-1/2 INCH PIPE ACCEPTED AS THE SW CORNER OF THE SW 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 2 EAST; THENCE N 0 DEG. 08' 30" E FOR A DISTANCE OF 529.62 FEET TO A POINT; THENCE N 76 DEG. 48' 40" E FOR A DISTANCE OF 524.43 FEET TO A POINT; THENCE N 20 DEG. 33' 20" W FOR A DISTANCE OF 392.50 FEET TO A POINT; THENCE N 61 DEG. 55' 00" E FOR A DISTANCE OF 201.20 FEET TO A POINT; THENCE S 14 DEG. 17' 30" E FOR A DISTANCE OF 342.37 FEET TO A POINT; THENCE N 89 DEG. 01' 40" E FOR A DISTANCE OF 680.93 FEET TO A POINT ON THE EAST LINE OF THE SW 1/4 OF NW 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 2 EAST; THENCE S 0 DEG. 51' 20" W FOR A DISTANCE OF 782.04 FEET TO THE POINT OF BEGINNING, AND BEING THE 22.48 ACRE PARCEL SHOWN AS PARCEL 2 ON THE SEPTEMBER 6, 1996 SURVEY BY DONALD G. JACKSON, REG. #15151.

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.


12/04/1996-39761
09:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 11.50

14092 Hwy 43

Vanderbilt AL 35176

St # 1996-39761

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 1st day of December, 1996.


ROY PARTRIDGE


RUBY PARTRIDGE

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ROY PARTRIDGE AND WIFE, RUBY PARTRIDGE, 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, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of December, 1996.


Notary Public

MY COMMISSION EXPIRES MARCH 13, 2000

(I:\CLOSING\WORD\PARTRIDGE)

Inst # 1996-39761

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