

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

Send Tax Notice To:
LARRY WAYNE CLECKLER
CAROLYN CLECKLER

SURVIVORSHIP DEED

DESCRIPTION FURNISHED BY GRANTOR.
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 or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, ROY PARTRIDGE AND WIFE, RUBY PARTRIDGE, (herein referred to as grantors) do grant, bargain, sell and convey unto LARRY WAYNE CLECKLER AND CAROLYN CLECKLER, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama, to-wit:

PARCEL #4:

COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA. THENCE N 00 DEG. 51' 20" W 206.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SHELBY COUNTY ROAD #43. THENCE S 61 DEG. 55' 00" W ALONG SAID RIGHT OF WAY 379.29 FEET TO THE POINT OF BEGINNING, THENCE S 21 DEG. 16' 30" E 595.88 FEET, THENCE S 89 DEG. 01' 40" W 195.93 FEET, THENCE N 27 DEG. 50' 00" W 501.99 FEET TO THE SOUTH RIGHT OF WAY OF SAID ROAD, THENCE N 61 DEG. 55' 00" E 242.85 FEET BACK TO THE POINT OF BEGINNING, AND BEING LOCATED IN THE NW 1/4 OF SAID SECTION 7.

PARCEL #5:

COMMENCE AT THE SE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, WHICH IS THE POINT OF BEGINNING, THENCE N 00 DEG. 51' 20" W 206.01 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SHELBY COUNTY ROAD #43, THENCE S 61 DEG. 55' 00" W ALONG SAID RIGHT OF WAY 379.29 FEET, THENCE S 21 DEG. 16' 30" E 595.88 FEET, THENCE N 89 DEG. 01' 40" E 113.51 FEET, THENCE N 00 DEG. 51' 20" E 526.23 FEET BACK TO THE POINT OF BEGINNING, AND BEING LOCATED IN THE NW 1/4 OF SAID SECTION 7.

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 the said

12/11/1996-40703
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD
12.00

Inst # 1996-40703

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 22 day of Nov, 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 are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of November, 1996.


Notary Public

(I:\CLOSING\WORD\PARTRIDGE)

MY COMMISSION EXPIRES MARCH 13, 2000

Inst # 1996-40703

12/11/1996-40703
08:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 12.00