

Send Tax Notice To:

This instrument was prepared by

Wallace, Ellis, Head & Fowler

Name)

(Name)

Columbiana, Alabama 35051

Address)

(Address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Other valuable consideration and one &no/100 Dollars

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

Inez Partridge, a widow, and James Earl Partridge

herein referred to as grantors) do, grant, bargain, sell and convey unto

Robert M. Bryan and Dan W. Bryan

herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in
County, Alabama, to-wit:

A non-exclusive easement to provide ingress and egress to and from
Shelby County Highway #43 and real estate presently owned by the
grantee, said easement over and across the following described
parcel:

Begin at the NE corner of the SW 1/4 of SE 1/4 of Section 6, Township 18
South, Range 2 East, and run thence South along the East line of
said 1/4 1/4 Section 1266.0 feet to the center line line of a public
road, being Shelby County Highway #43; thence 90 deg. right and
run West 20.0 feet; thence 90 deg. right and run North 1,191.0
feet to a point which is 75.0 feet South of the North line of said
1/4 1/4 Section; thence 90 deg. left and run West 20.0 feet; thence
90 deg. right and run North 75.0 feet to a point on the North line
of said 1/4 1/4 Section; thence run East along North line of Said
1/4 1/4 Section a distance of 40.0 feet to point of beginning.

TO HAVE AND TO HOLD, to 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 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 hand(s) and seal(s), this 11/11 day of
December, 1996.

(Seal)

Inez Partridge

Inez Partridge

(Seal)

(Seal)

James Earl Partridge

James Earl Partridge

James Earl Partridge

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment
12/13/1996-40993
10:07 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00

I, The undersigned, a Notary Public in and for said County in said State, hereby certify that
Inez Partridge, James Earl Partridge 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 11/11 day of December 1996.

Jeanine Partridge
Notary Public

My Commission Expires 10 27 97

Inst # 1996-40993