

WARRANTY DEED

1500.00

1050

THE STATE OF ALABAMA
MONTGOMERY COUNTY.

KNOW ALL MEN BY THESE PRESENTS that in consideration of One Hundred DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE herein, the receipt whereof, is acknowledged we, Kenneth B. Partridge and Gladys J. Partridge, individually and as husband and wife, (herein referred to as GRANTOR^S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Harold S. Byrd

his heirs and assigns, the following described Real Estate, situated in the County of Shelby, and State of Alabama, to-wit:

All of the Northeast Quarter of Northwest Quarter of Section Eight (8), Township Eighteen (18), Range Two (2) East, except about One and One-Half (1½) acres, being all of this described land lying on the West side of the Pumpkin Swamp Road, containing Thirty-eight and One-Half acres, minus Two (2) acres lying about mid-way of the (40) Forty, and excepting a parcel of property lying adjacent to afore-said two acre tract described as commencing at Northwest corner of said tract, thence West 55 feet, thence South 210 feet, thence East 55 feet, thence North 210 feet along the West line of said two acre tract a distance of 210 feet to point of beginning, leaving Thirty-six (36) and One-half (½) acres, more or less, and all lying on the East side of said road, and being situated in Shelby County, Alabama.

Less and except the following:

Starting at the steel spike in road on Section Line 15, going East 420 feet; thence at a 45 degree angle a sufficient distance to include the old farm house, approximately 640 feet Southeast; thence West 420 feet; thence back at a 45 degree angle 640 feet Northwest to the starting point, to make a plot containing six acres, more or less.



TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE his heirs and assigns FOREVER. And GRANTOR^S do covenant with the said GRANTEE his heirs and assigns, that we are lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as set forth above; that we ha ve a good right to sell and convey the same to the said GRANTEE his heirs and assigns, and that GRANTOR^S will WARRANT AND DEFEND the premises to the said GRANTEE his heirs and assigns forever, against the lawful claims and demands of all persons. IN WITNESS WHEREOF, we have hereunto set our hand s and seal s this the 22nd day of November in the year of our Lord One Thousand Nine Hundred and Sixty-One.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Kenneth B. Partridge (L. S.)
(Kenneth B. Partridge)
Gladys J. Partridge (L. S.)
(Gladys J. Partridge)
(L. S.)
(L. S.)
(L. S.)
(L. S.)
(L. S.)
(L. S.)

THE STATE OF ALABAMA MONTGOMERY COUNTY.
I, Doris C. McAlpin a Notary Public in and for said State, at Large, do hereby certify that Kenneth B. Partridge and Gladys J. Partridge

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 this conveyance, they executed the same voluntarily, on the day the same bears date.

Given under my hand this the 22nd day of November A. D. 19 61.

Doris C. McAlpin
Notary Public

FOR RECORDING ONLY

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/11/61
11-30-1961
RECORDED & \$ MTG. TAX
& \$ 1.50 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Conrad M. Fowler
JUDGE OF PROBATE

1.65
1.50
1.50
4.65