

This instrument was prepared by

(Name) Calvin M. Howard, NICHOLSON, FORSTMAN & HOWARD

(Address) 216 Brown Marx Building, Birmingham, Alabama, 35203

Form 1-1-27 Rev. 1-56

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand Dollars (\$8,000) and the execution of a purchase money mortgage in the amount of Seventy Thousand Eight Hundred Fifty Dollars (\$70,850.00)

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 Ruby Lee Partridge

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Benson Industries, Inc., a corporation,

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

SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 18 South, Range 1 East;
NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 12, Township 18 South, Range 1 East;
SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East;
NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, NE $\frac{1}{4}$ of the NW $\frac{1}{4}$; Section 7, Township 18 South, Range 2 East;
The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Less and except the following described tract:

All that part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 18, Range 2 East, that lies South of Shelby County #43 paved road as is now located. More particularly described as follows: Begin at a point where the East line of said Forty intersects the South right of way line of said Road; thence South with Forty line 177 feet to the SE corner of said "40"; thence West along South line of said "40", 335 feet to the South right of way line of said road; thence NE along said right of way to the starting point. Containing $\frac{1}{2}$ acre more or less lying and being situated in Shelby County, Alabama, Township 18 South, Range 2 East.

This conveyance is subject to:

- (1) Taxes due and payable in the years 1969 and 1970.
- (2) Mineral and mining rights excepted in Deed Vol. 58, page 47.
- (3) Right of way and release of damages in favor of Shelby County, Alabama, recorded in Deed Vol. 228, page 285; Vol. 228, Page 283.
- (4) Less and except any part of subject property which presently lies in the boundary of any roadway.

\$70,850.00 of the purchase price above was paid from a Mortgage loan closed TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever. simultaneously herewith.

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 28th day of October, 1969

STATE OF ALABAMA, SHELBY COUNTY
I, _____ (Seal)
_____, (Seal)
_____, (Seal)
JUDGE OF PROBATE
REC. BK. & PAGE AS SHOWN
U.C.C. FILE NUMBER OR
INSTRUMENT WAS FILED
STATE OF ALA. SHELBY CO.
CERTIFY THIS
INSTRUMENT WAS FILED
28 NOV 15 AM 7:26
Filed for 8.00

Roy Partridge (Seal)
Roy Partridge
Ruby Lee Partridge (Seal)
Ruby Lee Partridge (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Roy Partridge and Ruby Lee 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, A. D., 1969

Calvin M. Howard
Notary Public.
My Commission Expires September 16, 1973