

(C. Berry & Janet M. Berry)

THIS INSTRUMENT PREPARED BY:

C. B. Berry

207 Kristi Lane

Harpersville, Alabama 35078

829

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

Shelby COUNTY

Know All Men By These Presents,

That in consideration of Forty Five Hundred and no/100 ~~00~~ ^(14,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Charles B. Berry & wf Janet M. Berry

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

Jerome Partridge & wf Veronica M. Partridge

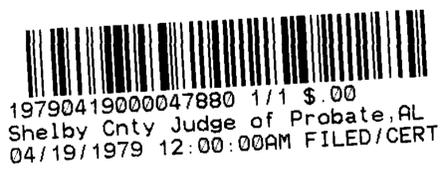
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby

County, Alabama to-wit: Commence at the Northwest

corner of the Southeast quarter of Southeast quarter of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, thence Southerly along the West line of said quarter-quarter 563.25 feet to the point of beginning of the property being described, thence continue along last described course 192.57 feet to a point, thence 90 degrees 49' left 681.02 feet to a point thence 89 degrees 27' left 192.57 feet to a point, thence 90 degrees 33' left 680.12 feet to the point of beginning and including the following description for an access easement for ingress and egress to property;

Commence at the Southeast corner of tract described above thence 90 degrees 33' left from the East line of said tract 30.0 feet to a point, thence 89 degrees 27' left 449.33 feet to a point, thence 89 degrees 27' right 628.50 feet to the line of a paved county road, thence 89 degrees 27' left 60.0 feet to a point, thence 90 degrees 33' left 658.50 feet to a point, thence 89 degrees 27' left 509.33 feet to the point of beginning of the just described easement, less and except any portion of the just described description that overlaps the right of way of the said County Road.

319 119



STATE OF ALA. SHELBY CO. JUDGE OF PROBATE THIS 1979 APR 19 AM 8:50

rec 1.50 ind 1.00 2.50

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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:

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 and seal^s, this 20 day of March, 1979

WITNESS:

Charles B. Berry
Janet M. Berry

State of

Shelby COUNTY

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles B. Berry & wf Janet M. Berry whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

A. D., 19

Form 3091

City of Childersburg
P.O. Box 349
Childersburg, AL 35044

Robert A. Miller
Notary Public