

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) Columbiana, Alabama 35051

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND FIVE HUNDRED AND NO/100 (\$7,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John P. Partridge, James L. Partridge, Sarah Nell Merritt, and Minnie Hope, being all of the heirs and next of kin of Minnie Partridge, deceased, (herein referred to as grantors) do grant, bargain, sell and convey unto

Leo Caldwell and wife, Romie Lee Caldwell (Rr 1 Box 125 B Shelby, Alabama)

(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:

Lot No. 5 in Block 44, being so numbered and described on the map of the plan of the Town of Shelby, made by E. S. Safford, Engineer, March 20, 1890, and recorded in the Office of the Probate Judge of Shelby County, Alabama, said lot being situated in Shelby County, Alabama.

Lot 6, and that portion of Lot 4 lying East of Shelby County Highway #47, of Block 44, according to Safford's map of Town of Shelby, dated 1890, and which is recorded in the Probate Office of Shelby County, Alabama.

There is excepted herefrom rights of way or easements now existing, if any.

77 The property described hereinabove is not the homestead of any of the Grantors.

BOOK 345 PAGE 77

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, 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 11th day of February, 1983

WITNESS:

(Seal)

(Seal)

(Seal)

John P. Partridge (SEAL)

James L. Partridge (Seal)

Sarah Nell Merritt (Seal)

Minnie Hope (Seal)

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

STATE OF ALABAMA)
Shelby County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James L. Partridge, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, 1983.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 FEB 11 PM 3:33

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed tax - 750

Rec. 400

Ind. 100

1250

Conrad M. Foster, Jr.

Notary Public

STATE OF ALABAMA)
Shelby County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Sara Nell Merritt, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, 1983.

Conrad M. Foster, Jr.

Notary Public

STATE OF ALABAMA)
Shelby County)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Minnie Hope, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that

BOOK 345
PAGE 78