

(Name) _____

(Address) _____

This instrument was prepared by

(Name) Vernon N. Schmitt, Attorney at Law(Address) P. O. Box 521, Leeds, AL 35094

Form 1-1-3 Rev. 3/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100-----\$1.00)----- DOLLARS
and other good and valuable consideration

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

Vic McDonald and Joan McDonald

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

✓ Roy Partridge and wife, Ruby Partridge,

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

The East $\frac{1}{4}$ of the following described property; begin at the northeast corner of the southeast quarter of the southwest quarter of Section 11, Township 18 South, Range 1 East, Shelby County, Alabama, and run in a westerly direction along the north line of said quarter-quarter section a distance of 664.29 feet to a point; thence turn an interior angle of 91°44'40" left and run in a southerly direction 907.08 feet to a point; thence turn 90°00'00" left and run 25 feet to the point of beginning; thence continue along the last described line a distance of 411.08 feet to a point; thence turn left and run parallel to the east line of said quarter-quarter a distance of 420 feet to a point; thence turn left and run parallel to the north line of said quarter-quarter a distance of 411.08 feet to a point; thence turn left and run parallel to the east line of said quarter-quarter a distance of 420 feet to the point of beginning.

Joan McDonald is one and the same person as the Joan Bower, one of the Grantees in that certain deed recorded in Book 313 at Page 41, in the office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD Unto 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 27thday of June, 19 83.

WITNESS:

Deed TAX 1.00
Rec 1.50
Ind 1.00
3.50 1983 JUN 29 AM 10:30

STATE OF ALABAMA

SHELBY

COUNTY

Vic McDonald (Seal)
Vic McDonald

Joan McDonald (Seal)
Joan McDonald

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vic McDonald and Joan McDonald 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 27th day of June, A. D., 1983

Rt 1 Box 222
Vandiver, AL 35176

Notary Public.