

This instrument was prepared by

(Name) JAMES E. HILL, JR.(Address) 819 Parkway Drive SE Leeds, Alabama 35094

Form 1-1-5 Rev. 1-56

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND FIVE HUNDRED (\$6,500.00) ----- DOLLARSto the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
ROY PARTRIDGE and wife, RUBY PARTRIDGE

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

JAMES D. VICKERS and JUANITA VICKERS(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:

The East $\frac{1}{2}$ 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 $91^{\circ}44'40''$ left and run in a southerly direction 907.08 feet to a point; thence turn $90^{\circ}00'00''$ 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.

\$6,000.00 of the above consideration was paid from mortgage loan closed simultaneously herewith.

The grantors herein hereby reserve the mineral rights to the above described property.

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 8 day of August, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.
CLERK OF THE COURT

(Seal)

Roy Partridge
ROY PARTRIDGE

(Seal)

Ruby Partridge
RUBY PARTRIDGE

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROY PARTRIDGE and wife, RUBY 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 8 day of August, 1983.

Notary Public.