

This instrument was prepared by

(Name) R. Bradford Wash HEREFORD, BLAIR and HILL, P.C.
(Address) 1711 Cogswell Avenue Pell City, Alabama 35125

Form 1-15 Rev. 1-66

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

STATE OF ALABAMA }
St. Clair COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Four Thousand Five Hundred and No/100-(\$4,500.00)---- DOLLARS

to 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

TERRY CALAFRANCESCO and ANNETTE CALAFRANCESCO

(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 St. Clair County, Alabama to-wit:

Commence at the Southwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East; thence run East along the South line of said quarter-quarter section a distance of 820 feet to a point; thence run North, parallel to the West line of said quarter-quarter section a distance of 115 feet to a point; thence run West, parallel to the South line of said quarter-quarter section a distance of 820 feet to a point on the West line of said quarter-quarter section; thence run South along the West line of said quarter-quarter section a distance of 115 feet to the point of beginning.

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BOOK Grantors further grant a 15 foot easement for ingress and egress to the above described property, more particularly described as follows:
Commence at the Southeast corner of the above described property and run East along the South line of said quarter-quarter section to the Southeast corner of said quarter-quarter section; thence run North along the East line of said quarter-quarter section a distance of 15 feet; thence run West, parallel to the South line of said quarter-quarter section to the point of intersection with the property hereinabove described; thence run South, parallel to the East line of said quarter-quarter section a distance of 15 feet to the point of beginning.

\$3,500.00 of the above consideration was paid from mortgage loan closed simultaneously herewith.

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 February day of 1981.

WITNESS:

1000 344 4.50
1.50
1.00
7.00
1983 DEC 16 PM 3:25
(Seal)

Roy Partridge (Seal)
Ruby Partridge (Seal)

STATE OF ALABAMA }
St. Clair 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 28th day of February, A. D. 19 81.

At 1 3/4 312 N
Stemwell, Ala. 35147

W. J. Ellington Public.
My Commission Expires 10/8/84