

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

PO Box 360187

(Address) Birmingham, AL 35236-0187

This Form furnishes

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of thirty nine thousand & 00/100ths (\$39,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mary Pride Schuler, a single woman

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

William H. Partridge and wife, Peggy Ellen 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:

Part of Lots 14 and 15, in Block 2, according to K.B. Nickerson's Survey as recorded in Map Book 3 page 116 in the Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the Southwest corner of Lot 12 of the NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, according to map of Nickerson Survey of Helena Road, as described in Map Book 3 Page 116 in the Office of the Judge of Probate of Shelby County, Alabama, and run in a Northerly direction along the West line of Lots 12, 13 and 14 for a distance of 446 feet to a point of beginning of the land herein described; from point of beginning, continue in a northerly direction along west line of Lots 14 and 15 for a distance of 214 feet; thence run in an easterly direction for a distance of 100 feet; thence run in a Southerly direction 214 feet; thence run in a Westerly direction for a distance of 100 feet to the point of beginning of land herein described; lying and being in the NE 1/4 of N/W 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject of existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$38,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 909-3rd Avenue S.W. Alabaster, Alabama 35007

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, I have hereunto set my hand(s) and seal(s), this day of March, 1986

WITNESS:

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1986 APR 30 AM 10:30 (Seal)

CALIFORNIA JUDGE OF PROBATE COUNTY (Seal)

STATE OF ALABAMA JUDGE OF PROBATE COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that Mary Pride Schuler, a single woman

whose name is signed to the foregoing conveyance, and who

on this day, that, being informed of the contents of the conveyance she

on the day the same bears date.

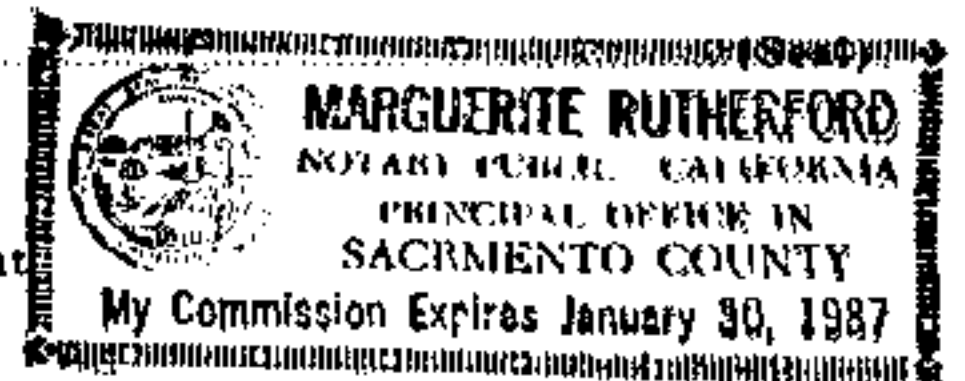
Given under my hand and official seal this 19th day of March

Form ALA-31

Mary Pride Schuler (Seal)
Mary Pride Schuler (Seal)

(Seal)

General Acknowledgment



proved to me by satisfactory evidence

acknowledged before me

executed the same voluntarily

A. D., 1986

Marguerite Rutherford (Seal)
Notary Public