

SEND TAX NOTICE TO:

(Name) Walter & Brenda Bullock
Rt. 1 247
(Address) Vandiver, AL 35176

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS
(Address) COLUMBIANA, ALABAMA 35051

\$2,400.00

Form 1-1-3 Rev. 1/82

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 HUNDRED AND NO/100 (\$100.00) AND OTHER GOOD AND DOLLARS
VALUABLE CONSIDERATIONS

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

James E. Partridge and wife, Rebecca J. Partridge

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

Walter Bullock and wife, Brenda Bullock

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

Shelby County, Alabama to-wit:

TRACT 3 Being a part of the North Half of the S.E. $\frac{1}{4}$ of Section 6, Township 18, South Range 2 East, Commence at the S.W. Corner of the N.E. $\frac{1}{4}$ of the S.E. $\frac{1}{4}$ of said section 6, thence East along the South line of same 246.78 ft. thence $89^{\circ} 50'$ left North 228.71 ft. to the point of beginning, thence continue along the last named course 431.72 ft. thence $89^{\circ} 51'$ right East 202.35 ft. thence $90^{\circ} 09'$ right South 431.80 ft. thence $89^{\circ} 50'$ right West 202.35 ft. to the point of beginning.

Also a 20.00 ft. Easement for ingress and egress and described as follows: Begin at the S.E. Corner of the N.W. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ of Section 6, Township 18, South Range 2 East; thence West along the South line of same 25.87 ft. thence $90^{\circ} 10'$ right North 20.0 ft. thence $89^{\circ} 50'$ right East 481.36 ft. thence $90^{\circ} 10'$ right South 20.0 ft. to the South line of the N.E. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ of said Section 6, thence $89^{\circ} 50'$ right West along said South line 455.49 ft. to the N.E. Corner of the S.W. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ of Section 6, thence $89^{\circ} 54'$ left South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 1266.0 ft. to the Center line of a Public Road, thence 90° right West 20.0 ft. thence 90° right North 1266.0 ft. to the North line of the S.W. $\frac{1}{4}$ of S.E. $\frac{1}{4}$ of Section 6, thence $90^{\circ} 06'$ right 20.0 ft. to the point of beginning.

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

day of STATE OF ALA. SHELBY CO. 19 88

WITNESS:

I CERTIFY THIS INSTRUMENT WAS FILED

89 DEC -4 AM 11:11

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James E. Partridge and wife, Rebecca J. Partridge whose name s 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 2 day of may A. D., 19 88

My Commission Expires February 4, 1989