

SEND TAX NOTICE TO:

(Name) Walter Bullock and Brenda Bullock

(Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

THIS COPY IS RECORDED IN LIEU OF ORIGINAL, AS THE ORIGINAL DEED WAS LOST OR MISPLACED.

Form 1-1-5 Rev. 5-83

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 Other valuable consideration and Four Thousand (\$4,000.00) DOLLARS
(Paid by the mortgage recorded in Book 278, Page 797-799.)
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES EARL PARTRIDGE and wife, REBECCA PARTRIDGE; and INEZ PARTRIDGE, a widow
(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:

PARCEL I

A part of the North half of SE $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East; Begin at the SE corner of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 6; thence North along the East line of same 660.74 feet; thence 90 deg. 10 min. left West 886.19 feet; thence 89 deg. 51' left South 431.80 feet; thence 90 deg. 10 min. left East 6.36 feet; thence 90 deg. 10 min. right South 228.71 feet to the South line of said North half; thence 90 deg 10 min. left East along said South line 879.57 feet to the point of beginning. Also a 20.00 foot easement for ingress and egress and described as follows: Begin at the SE corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6, Township 18 South, Range 2 East; thence West along the South line of same 25.87 feet; thence 90 deg. 10 min. right North 20.0 feet; thence 89 deg. 50 min. right East 481.36 feet; thence 90 deg. 10 min. right South 20.0 feet to the South line of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of said Section 6; thence 89 deg. 50 min. right West along said South line 455.49 feet to the NE corner of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6; thence 89 deg. 54 min. left South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 1266.0 feet to the center line of Public Road; thence 90 deg. right West 20.0 feet; thence 90 deg. right North 1266.0 feet to the North line of the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6; thence 90 deg. 06 min. right 20.0 feet to the point of beginning, said easement being a non-exclusive easement.

Subject to easements and rights of way of record, and subject to any mineral and mining rights not owned by grantors, including rights of others to use easements as set forth in Real Vol. 158, page 14 and Real Vol. 267, page 863, office of Judge of Probate of Shelby County, Alabama.

COPY

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 February, 1990

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

90 MAR 21 AM 10:26

STATE OF ALABAMA
SHELBY

JUDGE OF PROBATE
COUNTY

the undersigned

I, James Earl Partridge and Rebecca Partridge; and Inez Partridge, a Notary Public in and for said County, in said State, hereby certify that James Earl Partridge and Rebecca Partridge; and Inez Partridge whose name is 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

8th

day of

February

A.D. 1990.

Darryl S. Clehan

Notary Public.

BOOK 283 PAGE 82