

THIS INSTRUMENT PREPARED BY: *WES*
WILLIAM E. HEREFORD
Hereford, Blair, Holladay
and Parsons
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:

\$500.00
Description furnished by Grantors.

SURVIVORSHIP DEED

No title examination was performed
by the preparer.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Randall Partridge and wife, Gayle Partridge; Eldridge Partridge and wife, Helen Partridge; and Larry Blue and wife, Shelia Blue, (herein referred to as grantors) do grant, bargain, sell and convey unto RANDALL PARTRIDGE AND GAYLE PARTRIDGE, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Box 326 near 811
Commence at the SE corner of the SE 1/4 of Section 4, Township 18 South, Range 2 East; thence North 0 degrees 04' 50" West 775.0 feet to the point of beginning; thence North 76 degrees 10' 55" West 2187.01 feet to Kelly Creek; thence in a Northerly direction along said creek 795.00 feet (chord distance and bearing being North 23 degrees 06' 35" East 720.12 feet); thence South 80 degrees 59' 35" East 1862.77 feet to the East line of said 1/4 section; thence South 0 degrees 04' 50" East 893.03 feet back to the point of beginning. Said property being situated in the SE 1/4 of Section 4, Township 18 South, Range 2 East, Shelby County, Alabama. According to the survey by Donald G. Jackson, dated February 25, 1989, Alabama Reg. # 15151.

There is also conveyed hereby an easement for ingress and egress twenty (20) feet in width running North and South across the West half of the following described property and an easement for ingress and egress twenty (20) feet in width running North and South across the East half of the following described property:

Commence at the NE corner of the SE 1/4 of Section 4, Township 18 South, Range 2 East which is the point of beginning; thence South 0 degrees 04' 50" East 1030.0 feet along East line of said 1/4 section; thence North 80 degrees 59' 35" West 1862.77 feet to Kelly Creek; thence in a northerly direction along said creek 794.0 feet (chord distance and bearing being North 0 degrees 13' 35" West 682.97 feet) to the intersection of a branch; thence in a easterly direction along said branch 589.50 feet (chord distance and bearing being North 82 degrees 05' 05" East 459.19 feet) to the intersection of the North line of said 1/4 section; thence South 89 degrees 40' 35" East 1386.25 feet along said line back to the point of beginning. Said property being situated in the SE 1/4 of Section 4, Township 18 South, Range 2 East, Shelby County, Alabama. According to the survey by Donald G. Jackson, dated February 25, 1989, Alabama Reg. # 15151. LESS AND EXCEPT: From the NE

*✓ Randall & Gayle Partridge
Rt. 3 Box - 1576*

corner of the NE 1/4 of the SE 1/4 of Section 4, Township 18 South, Range 2 East, run West along the North boundary of said 1/4-1/4, a distance of 577.66 feet; thence left 90 degrees 00' a distance of 263.02 feet to the point of beginning; thence left 59 degrees 42' a distance of 295.00 feet; thence right 86 degrees 00' a distance of 295.00 feet; thence right 94 degrees 00' a distance of 295.00 feet; thence right 86 degrees 00' a distance of 295.00 feet to the point of beginning. According to the June 29, 1985 survey by Evander E. Peavy, Alabama Reg. No. 6169.

The tract hereinabove conveyed in fee simple is subject to an easement for ingress and egress twenty (20) feet in width running North and South across the West half of said property and an easement for ingress and egress twenty (20) feet in width running North and South across the East half of the above tract.

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, I (we) have hereunto set my (our) hand(s) and seal(s), this 4th day of January, 1990.

Randall Partridge
Randall Partridge

Gayle Partridge
Gayle Partridge

Eldridge Partridge
Eldridge Partridge

Helen Partridge
Helen Partridge

Larry Blue
Larry Blue

Shelia Blue
Shelia Blue

STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Randall Partridge and wife, Gayle 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 4th day of January, 1990.

[Signature]
Notary Public

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STATE OF ALABAMA
COUNTY OF St. Clair

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Eldridge Partridge and wife, Helen 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 10th day of December, 1990.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA
COUNTY OF St. Clair
JUDGE OF PROBATE

McChesley W. Neighbors
Notary Public
Recd. tax .50
Rec. 7.50
Sub. 7.00
Cert 1.00
16.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Larry Blue and wife, Shelia Blue, 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 10th day of December, 1990.

[Signature]