

(Name) J. Dennis & Tracy Partridge
(Address) 2485 Smoky Rd
Abolaster, AL 35007

This instrument was prepared by

(Name)

(Address)

Form 1-1-27 Rev. 1-66

WARRANTY DEED- MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TEN and NC/100ths (\$10.00) dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged by us, JAMES L. PARTRIDGE and wife JEAN PARTRIDGE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto J. DENNIS PARTRIDGE, and wife TRACY M. PARTRIDGE

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of the SW 1/4 of the NE 1/4 of section 25, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of the SW 1/4 of the NE 1/4 of said Section 25; thence S 5deg-27'34" E along the east line of said 1/4-1/4 line a distance of 346.35 (meas) 319.71' (deed); thence N 86deg-03'45" W a distance of 332.86' to the POINT OF BEGINNING; thence continue along last described course a distance of 208.0'; thence S 3deg-56'15" W a distance of 208.0'; thence N 3deg-56'15" E a distance of 210.0'; thence S 86deg-03'45" E a distance of 210.0' to the point of beginning. Containing 1.0 acres.

ALSO an ingress/egress Easement being more particularly described as follows:

Commence at the NE Corner of the SW 1/4 of the NE 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama; thence S 5deg-27'34" E along the east line of said 1/4-1/4 line a distance of 346.35 (meas) 319.71' (deed); thence N 86deg-03'45" W a distance of 540.86; thence S 3deg-56'15" W a distance of 135.0' to a point; said point being the centerline of a 20' wide ingress/egress easement and the point of beginning; thence N 86deg-11'30" W along said centerline a distance of 112.60' (continued) TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, James L. Partridge and Jean Partridge have hereunto set their hands(s) and seal(s), this 19th day of May, 1997.

James L. Partridge (Seal)
Jean Partridge (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, James L. Partridge and Jean Partridge, a Notary Public in and for said County, in said State, hereby certify that James L. Partridge and Jean Partridge is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he and she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of May, A. D., 1997

Merna Brasley
Notary Public.
MY COMMISSION EXPIRES JULY 19 1997

thence N 40deg-41'11" W along said centerline a distance of 48.95';thence N 75deg-56'12" W along said centerline a distance of 52.82'; thence N 82deg-18'27" W along said centerline a distance of 78.87 thence N 87deg-32'40" W along said centerline a distance of 77.36' thence S 72deg-51'56" W along said centerline a distance of 43.27' thence S 86deg-24'59" E along said centerline a distance of 30.00';thence S 47deg-15'56" W along said CENTERLINE A distance of 75.63' to a point, said point being the end of 20' ingress/egress easement.

Full amount of Warranty Deed paid from proceeds of Mortgage Deed filed simultaneously.

Inst # 1997-17405

06/04/1997-17405
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

RETURN TO:

WARRANTY DEED

STATE OF ALABAMA,
County.

TO

Judge of Probate

MAGIC CITY TITLE COMPANY, INC.
BIRMINGHAM, ALABAMA

DEED TAX \$
RECORD FEE \$
TOTAL \$