

This instrument was prepared by

(Name) Douglas Engineering Co., Inc.

(Address) 1106 Ford Avenue, Tarrant, AL 35217



Jefferson Land Title Services Co., Inc.
216 31ST NORTH • P. O. BOX 18461 • PHONE (205) 320-0821
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley 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 ten dollars (\$10.00) and other valuable considerations \$500.00 DOLLARS

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

Joe Partridge and wife Tammy Partridge
(herein referred to as grantors) do grant, bargain, sell and convey unto
Ronnie Lee and wife Betty Lee

(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:

07/22/1997-22890
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

Lands situated in the SW1/4 of the NE1/4 of Section 34, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northwest Corner of the SW1/4 of the NE1/4 of Section 34, Township 18 South, Range 2 East and run South along the West Boundary of said 1/4-1/4 Section 248.68 feet to the Point of Beginning; thence continue along the last described course 27.68 feet; thence turn left 89°20' and run 208.58 feet; thence turn left 90°42'27" and run 27.68 feet; thence turn left 89°17'33" and run 208.56 feet to the Point of Beginning. And also a tract situated in the aforementioned 1/4-1/4 Section and being more particularly described as follows:

Commence at the Northwest Corner of the SW1/4 of the NE1/4 of Section 34, Township 18 South, Range 2 East and run South along the West boundary of said 1/4-1/4 Section 1272.25 feet to the Point of Beginning; thence continue along the last described course 20.00 feet to the North boundary of a 30 foot roadway easement; thence turn left 89°21'10" and run Easterly along said easement 209.30 feet to a point; thence turn left 90°41'17" and run 20.00 feet; thence turn left 89°18'13" and run 209.29 feet to the Point of Beginning.

Said tract contains 9958.67 square feet more or less.

Less & except a driveway easement as now located.

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, we have hereunto set our hand(s) and seal(s), this 12th day of July, 1997

WITNESS:

(Seal)

(Seal)

(Seal)

Joe Partridge

Tammy Partridge

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, Joy V. Davis, a Notary Public in and for said County, in said State, hereby certify that Joe Partridge & Tammy 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 12th day of July, A. D., 1997

Joy V. Davis

Notary Public

COMMISSION expires 9-25-2000

06822-2661 INST 1997-22890