

THIS INSTRUMENT PREPARED BY:
HUGH E. HOLLADAY
Blair, Holladay and Parsons
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
JIMMY D. BERRYHILL
YVONNE D. BERRYHILL
208 OLD EASON ROAD
PELL CITY, AL 35125

SURVIVORSHIP DEED

STATE OF ALABAMA
SHELBY COUNTY

**NO TITLE EXAMINATION WAS
PERFORMED BY PREPARER**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Forty Four Thousand Five Hundred and no/100 (\$44,500.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, ROY PARTRIDGE AND WIFE, RUBY PARTRIDGE, (herein referred to as grantors) do grant, bargain, sell and convey unto JIMMY D. BERRYHILL AND YVONNE D. BERRYHILL, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY COUNTY, Alabama, to-wit:

COMMENCING AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 14, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE S 89 DEG. 45' 18" W ALONG THE NORTH LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 528.49 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SHELBY COUNTY ROAD #43; THENCE S 46 DEG. 22' 24" W ALONG SAID RIGHT OF WAY A DISTANCE OF 138.97 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY S 46 DEG. 43' 41" W A DISTANCE OF 199.99 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE S 21 DEG. 57' 39" E A DISTANCE OF 180.19 FEET; THENCE S 59 DEG. 56' 56" E A DISTANCE OF 140.70 FEET; THENCE N 44 DEG. 14' 07" E A DISTANCE OF 171.72 FEET; THENCE S 32 DEG. 59' 23" E A DISTANCE OF 205.76 FEET; THENCE S 18 DEG. 18' 00" E A DISTANCE OF 325.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF ALABAMA STATE HIGHWAY #25; THENCE A CHORD BEARING AND A DISTANCE OF N 88 DEG. 10' 08" W A DISTANCE OF 545.58 FEET ALONG SAID RIGHT OF WAY; THENCE N 37 DEG. 05' 09" W A DISTANCE OF 416.87 FEET TO A PONT ON THE SOUTH RIGHT OF WAY OF SHELBY COUNTY ROAD #43; THENCE THE FOLLOWING COURSES ALONG SAID RIGHT OF WAY, N 46 DEG. 27' 06" E A DISTANCE OF 246.87 FEET; THENCE S 44 DEG. 24' 55" E A DISTANCE OF 9.86 FEET; THENCE N 46 DEG. 43' 42" E A DISTANCE OF 120.60 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT BEING LOCATED IN THE NW 1/4 OF SECTION 14. ACCORDING TO THE APRIL 22, 1997 SURVEY OF DONALD G. JACKSON, AL. REG. NO. 15151.

DESCRIPTION FURNISHED BY GRANTORS.

**\$39,500.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID BY
MORTGAGE LOAN EXECUTED SIMULTANEOUSLY HEREWITH.**

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

05/01/1998-15874
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Inst # 1998-15874

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 9th day of May, 1997.

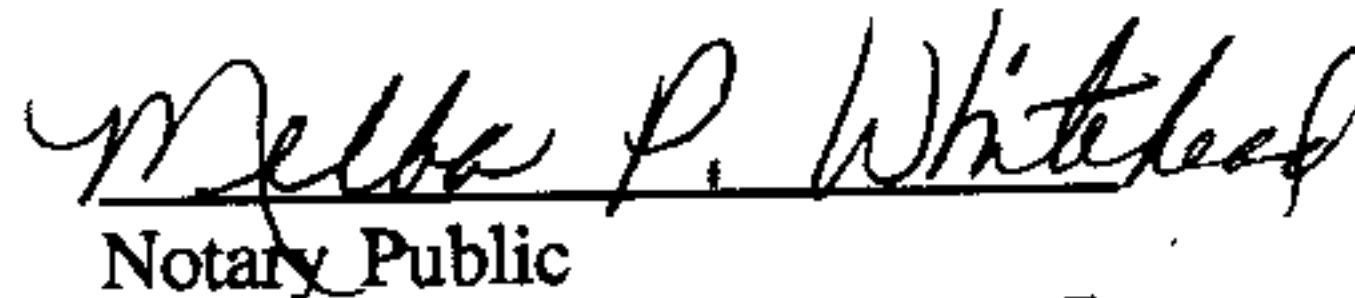

ROY PARTRIDGE


RUBY PARTRIDGE

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROY PARTRIDGE AND RUBY 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 9th day of May, 1997.


Notary Public

(H:\HOLLADAY\WORD\MISC97\tp)

MY COMMISSION EXPIRES MARCH 13, 2000

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