

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax (205) 669-3130

SEND TAX NOTICE TO:

(Name) Charlotte Partridge
52236 Hwy 25
(Address) Vandiver, AL 35176

This instrument was prepared by: MIKE T. ATCHISON
P.O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

STATE OF ALABAMA
Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I

Howard Partridge, Jr., a single man

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Charlotte Partridge

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

Commence at the SE corner of the NW 1/4 of the NE 1/4 of Section 14, Township 18 South, Range 1 East; thence run Northerly along the East line of said 1/4 - 1/4 170.54 feet to a point on the North right of way line of Highway 25 and the point of beginning of said parcel; thence continue along last described course 89.16 feet to a point; thence 41 deg. 50 min. left and run Northwesterly 568.10 feet to a point; thence 46 deg. 56 min. left and run Westerly 252.80 feet to a point; thence 88 deg. 43 min. left and run Southerly 563.09 feet to a point on the North right of way line of same Highway 25; thence 97 deg. 34 min. left and run East-Northeasterly along said right of way line 496.0 feet to the P.C. of a highway curve to the right having a central angle of 9 deg. 23 min. 36 sec. and a radius of 991.08 feet; thence run easterly along the arc of said curve an arc distance of 162.48 feet to the point of beginning. Containing 5.99 acres and marked on the corners with iron pins.

LESS AND EXCEPT parcel conveyed to Charles Leo Smith and Betty Mae Smith by deed dated March 29, 1977, and recorded in Deed Book 305, Page 765, in the Probate Office of Shelby County, Alabama, and parcel conveyed to Clifton Leon Wallace and Imogene Wallace by deed dated December 8, 1980, and recorded in Deed Book 330, Page 99 in said Probate Office.

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, I have hereunto set my hand(s) and seal(s), this 29th day of March, 2000

_____(Seal)
_____(Seal)
_____(Seal)

Howard Partridge Jr. (Seal)
Howard Partridge, Jr. (Seal)
_____(Seal)

STATE OF ALABAMA
Shelby

COUNTY

General Acknowledgement

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Howard Partridge, Jr., whose name is signed to the foregoing conveyance is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of March A.D., 2000

My Commission Expires: 10/16/2000

Notary Public

05/01/2000-14143
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
J.C.
30: 45

1051
2000-14143