

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

Send Tax Notice to:
Kenneth D. Partridge

*1200 Yeager Parkway
Pelham Ala 35124*


20030606000351960 Pg 1/2 27.50
Shelby Cnty Judge of Probate, AL
06/06/2003 08:19:00 FILED/CERTIFIED

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **NINETY THOUSAND AND NO/00 (\$90,000.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Paula D. Nation, a single woman (herein referred to as grantor)** bargain , sell and convey unto, **Kenneth D. Partridge and wife, Melissa D. Partridge (herein referred to as grantees)**, the following described real estate, situated in: Shelby County, Alabama, to-wit:

See Exhibit "A" for legal description.

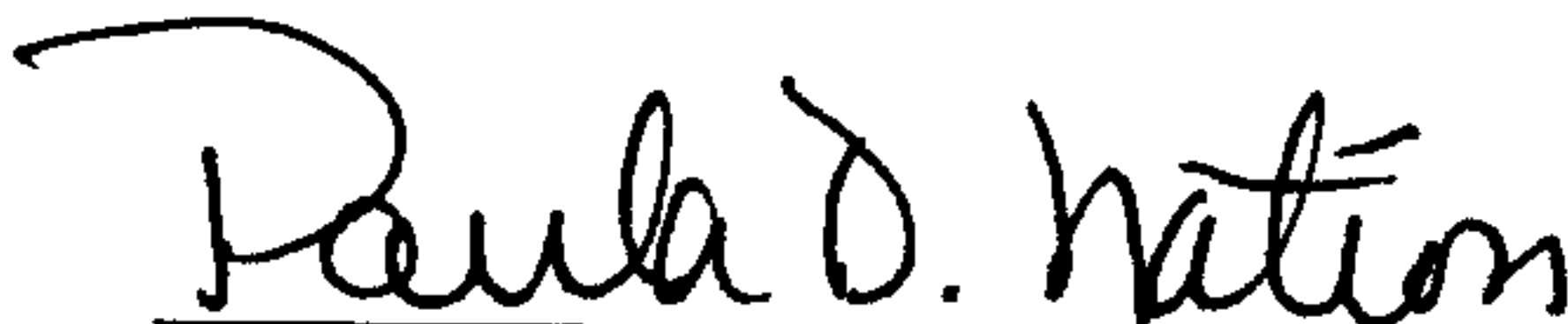
Subject to taxes for 2003 and subsequent years, easements, restrictions, rights of way and permits of record.

\$76,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

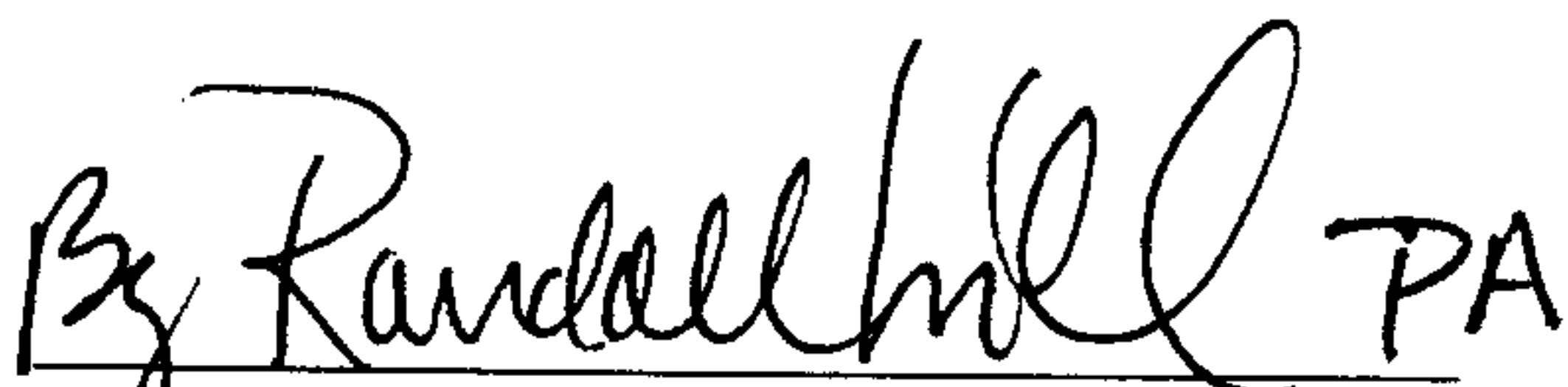
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of June, 2003.



Paula D. Nation

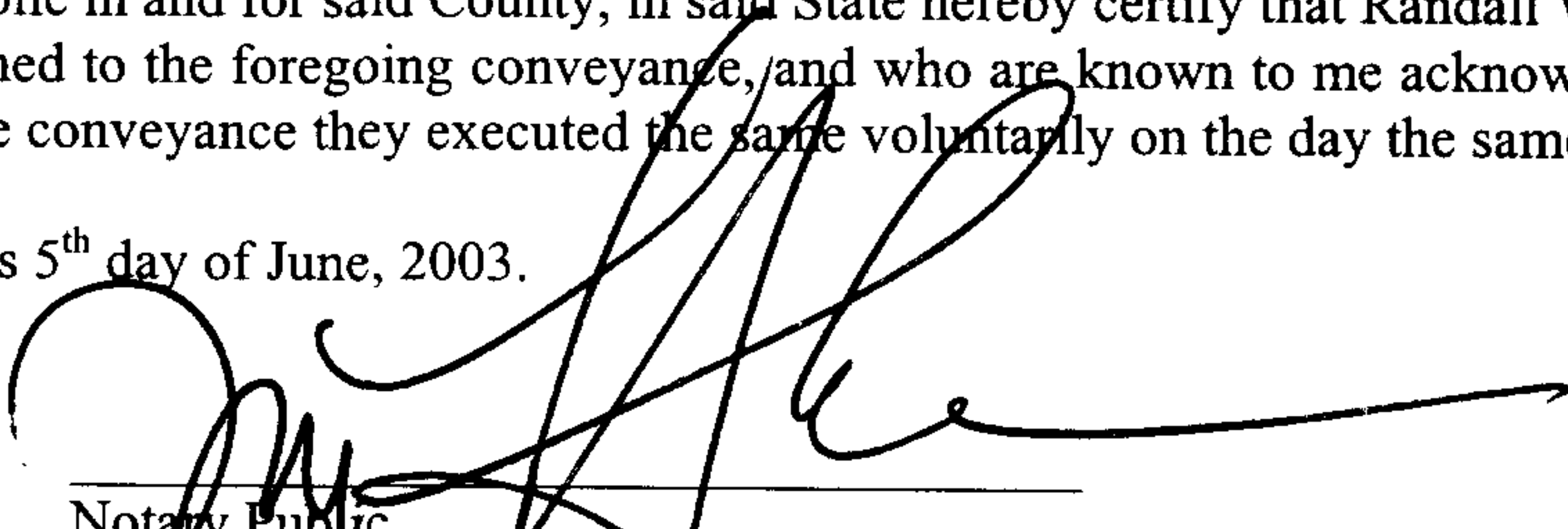


BY: Randall Williams; Attorney in Fact; under Power
Of Attorney Recorded in Instrument # 20030606000351950
In Probate Office of Shelby County, Alabama.

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Randall Williams, as Attorney in Fact for Paula D. Nation, 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 5th day of June, 2003.



Notary Public

My commission expires: 10/16/04

Exhibit "A"
Legal Description

State of Alabama

County of Shelby

A parcel of land located in the South one half (½) of the southwest quarter of the southeast quarter of Section 4, and the North one half (½) of the of the northwest quarter of the northeast quarter of Section 7, All in Township 20 South, Range 2 west, Shelby County, Alabama, more particularly described as follows:

Commence at the northeast corner of Section 7, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence westerly along the north line of said Section 7 a distance of 2,674.71 feet to an iron pipe corner in a pile of rocks; Thence run 90 degrees 01 minute 29 seconds left and run southerly a distance of 634.89 feet to an iron pin corner; Thence turn 89 degrees 43 minutes 35 seconds left and run easterly a distance of 729.19 feet to an iron corner; thence turn 86 degrees 12 minutes 08 seconds left and run northerly a distance of 192.90 feet to an old axle corner and the point of beginning; Thence continue along last described course North 61 degrees 01 minute 37 seconds East a distance of 454.06 feet to a found rebar corner on the westerly margin of Oak Mountain Park Road; Thence run North 26 degrees 59 minutes 10 seconds West along said margin of said road a distance of 102.03 feet to a found rebar corner; Thence run South 68 degrees 14 minutes 28 seconds West along said margin of said road a distance of 17.41 feet to a found concrete monument; Thence run North 21 degrees 49 minutes 31 seconds West along same said margin of same said road a distance of 223.80 feet to a found concrete monument; Thence run south 65 degrees 47 minutes 24 seconds West along said margin of said road a distance of 21.99 feet to a found concrete monument; Thence run South 30 degrees 04 minutes 25 seconds West along said margin of said road a distance of 24.71 feet to a found concrete monument in a curve to the left having a central angle of 05 degrees 08 minutes 38 seconds and a radius of 854.93 feet; Thence run North 24 degrees 45 minutes 22 seconds West along the chord bearing of said curve a chord distance of 76.33 feet to a found rebar corner; Thence run North 54 degrees 05 minutes 01 second West a chord distance of 74.89 feet to a found rebar corner; Thence run South 02 degrees 25 minutes 35 seconds West a distance of 150.74 feet to a found rebar corner; Thence run North 67 degrees 20 minutes 31 seconds West a distance of 100.00 feet to a found rebar corner; Thence run South 01 degree 38 minutes 24 seconds West a distance of 495.09 feet to the point of beginning,