


10,000

SEND TAX NOTICE TO:

Name: Andrew Scott Partridge  
Address: 2369 Smokey Road  
Alabaster, AL 35007

THIS INSTRUMENT WAS PREPARED BY  
WALLACE, ELLIS, FOWLER & HEAD  
P.O. Box 587  
Columbiana, Alabama 35040

  
20080501000177790 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
05/01/2008 09:26:39AM FILED/CERT

**WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**


That in consideration of **ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS**, the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, I, **John P. Partridge, a married man**, (herein referred to as grantor) do grant, bargain, sell and convey unto **Andrew Scott Partridge and Mary Melissa Partridge**, (herein referred to as grantees) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

See attached Exhibit "A" for legal description of property being conveyed herein, which is made a part and parcel hereof as if fully set out herein.

**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 do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that subject property is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

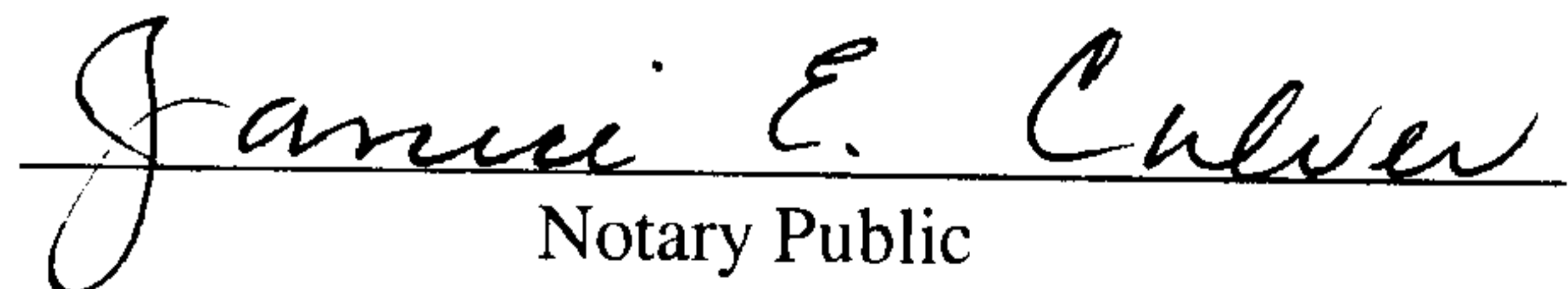
IN WITNESS WHEREOF, I, have hereunto set my hand and seal this 30<sup>th</sup> day of April, 2008.

 (SEAL)  
John P. Partridge

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that John P. Partridge, a married man, whose name is signed to the foregoing conveyance, and who 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 30<sup>th</sup> day of April, 2008.

  
Notary Public

Shelby County, AL 05/01/2008  
State of Alabama

My Commission Expires: 1-4-09

Deed Tax: \$10.00

EXHIBIT "A"

20080501000177790 2/2 \$24.00  
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Commence at the NE corner of Section 25, Township 21 South, Range 3 West, and run South along the Section line a distance of 1328.00 feet; thence turn an angle of 94 deg.20 min. to the right and run a distance of 2555.26 feet to a point on the East R/W line of Smokey Road; thence turn an angle of 94 deg.09 min. to the right and run along said R/W a distance of 290.40 feet; thence turn an angle of 92 deg. 45 min. 50 sec. to the right and run a distance of 420.00 feet to the point of beginning; thence continue in the same direction a distance of 210.00 feet; thence turn an angle of 87 deg. 05 min. to the right and run a distance of 210.00 feet; thence turn an angle of 92 deg. 55 min. to the right and run a distance of 210.00 feet; thence turn an angle of 87 deg. 05 min. to the right and run a distance of 210.00 feet to the point of beginning. Situated in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama.

Also, a 20-foot easement for a roadway described as follows: Commence at the NE corner of Section 25, Township 21 South, Range 3 West and run South along the Section line a distance of 1328.00 feet; thence turn an angle of 94 deg. 20 min. to the right and run a distance of 2555.26 feet to a point on the East R/W line of Smokey Road; thence turn an angle of 94 deg. 09 min. to the right and run along said R/W a distance of 270.40 feet to the point of beginning; thence continue in the same direction a distance of 20.00 feet; thence turn an angle of 92 deg. 45 min. 50 sec. to the right and run a distance of 420.00 feet; thence turn an angle of 87 deg. 05 min. to the right and run a distance of 20.00 feet; thence turn an angle of 92 deg. 55 min. to the right and run a distance of 420 feet to the point of beginning. Situated in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama.

**ALSO:**

*Lot 2, according to the Survey of the HARLESS FAMILY SUBDIVISION, recorded in Map Book 38, Page 14, in the Probate Office of Shelby County, Alabama.*

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2008.
2. Easements, restrictions, rights of way, and permits of record.

The above property constitutes no part of the Grantor's homestead.

Peggy Partridge died on March 13, 2005.

SIGNED FOR IDENTIFICATION:

  
John P. Partridge