

This instrument was prepared without benefit of title evidence or survey by:

Grantee's address:
2251 Highway 50
Vandiver, AL 35176

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

WARRANTY DEED

\$5,000.00

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Dalton Partridge, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Howard Partridge, Jr. (herein referred to as GRANTEE, whether one or more) all of his undivided interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the Northeast corner of NW ¼ of the SE ¼ of Section 5, Township 18 South, Range 2 East, and run South along the East boundary line of said Forty Acre Tract a distance of 310 feet to the Southwest corner of the Frank McCay Lot to the point of beginning; thence run East along the South line of said Frank McCay Lot a distance of 420 feet to the Southeast corner of said Frank McCay Lot; thence South parallel with the East line of said Forty Acre Tract a distance of 155 feet; thence West perpendicular to said East line of said Forty Acre Tract to said East line of said Forty Acre Tract a distance of 420 feet; thence North along said East boundary a distance of 155 feet to the point of beginning. Containing 1.5 acres, more or less, situated in the NE ¼ of the SE ¼ of Section 5, Township 18 South, Range 2 East. Being the same property described in and conveyed by deed recorded in Deed Book 205, Page 114, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, rights of way, and encumbrances of record.


The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

GRANTOR, GRANTEE, and Joyce Marie Barber are the children and sole heirs at law of Howard Partridge, Sr., deceased, and Mildred Partridge, deceased.

TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S heirs and assigns, that

Shelby County, AL 11/29/2011
State of Alabama
Deed Tax: \$5.00


20111129000359190 1/2 \$20.00
Shelby Cnty Judge of Probate, AL
11/29/2011 10:35:45 AM FILED/CERT

GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 13th day of October, 2011.

Dalton Partridge
Dalton Partridge

STATE OF ALABAMA
SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dalton Partridge, 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 13th day of October, 2011.

Melba Whitehead
Notary Public

My Commission Expires 3-21-2012



20111129000359190 2/2 \$20.00
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