


This instrument was prepared without benefit of title evidence by:

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

  
20150923000333630 1/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
09/23/2015 01:58:34 PM FILED/CERT

**WARRANTY DEED**

**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 Howard Partridge, Jr. a/k/a Junior Partridge, an unmarried man (herein referred to as GRANTOR), does grant, bargain, sell and convey unto Ronny Joe Gulledege (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description

Subject to 2016 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

Howard Partridge, Jr. and Junior Partridge are one and the same person.

TO HAVE AND TO HOLD to the said GRANTEE, his 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 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 23rd day of September, 2015.

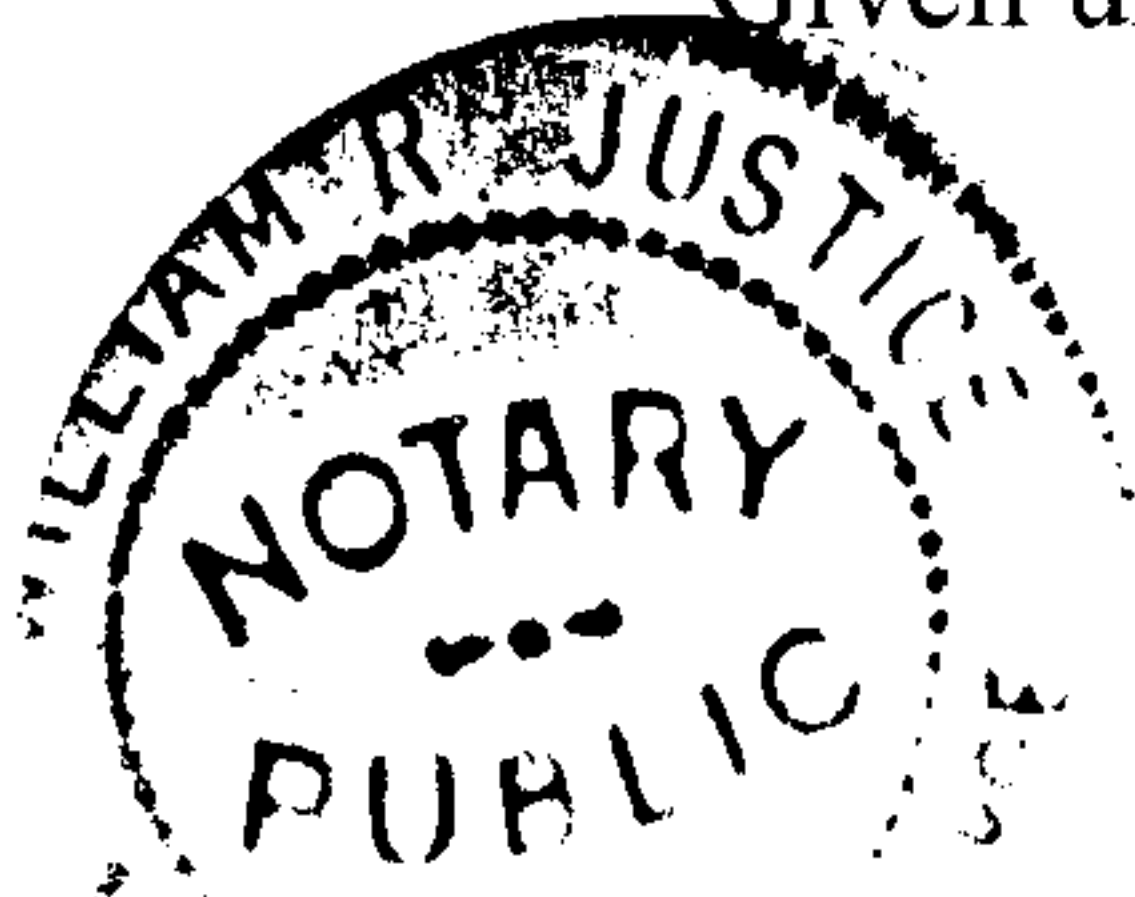
Shelby County, AL 09/23/2015  
State of Alabama  
Deed Tax: \$9.00

  
Howard Partridge, Jr.

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned, 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, 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 23rd day of September, 2015.



  
Notary Public

EXHIBIT A



20150923000333630 2/3 \$29.00  
Shelby Cnty Judge of Probate, AL  
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PARCEL 2:

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING BETTER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 89°42'34" WEST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR 804.64 FEET; THENCE RUN SOUTH 89°29'32" WEST ALONG THE NORTH LINE OF SAID 1/4 - 1/4 SECTION FOR 314.55 FEET; THENCE RUN SOUTH 00°25'05" EAST FOR 239.28 FEET; THENCE RUN SOUTH 89°34'04" WEST FOR 173.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY HIGHWAY #50; THENCE RUN SOUTH 00°22'24" EAST ALONG SAID ROAD RIGHT-OF-WAY FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE RUN NORTH 89°34'04" EAST FOR 173.50 FEET; THENCE RUN SOUTH 00°16'02" EAST FOR 370.00 FEET; THENCE RUN SOUTH 89°37'10" WEST FOR 172.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY HIGHWAY #50; THENCE RUN NORTH 00°22'24" WEST ALONG SAID ROAD RIGHT-OF-WAY FOR 369.84 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 64055.48 SQ.FT. OR 1.47 ACRES MORE OR LESS.

J H J

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Howard Partridge, Jr.
Mailing Address 21343 Hwy 55
Vandiver, AL 35176

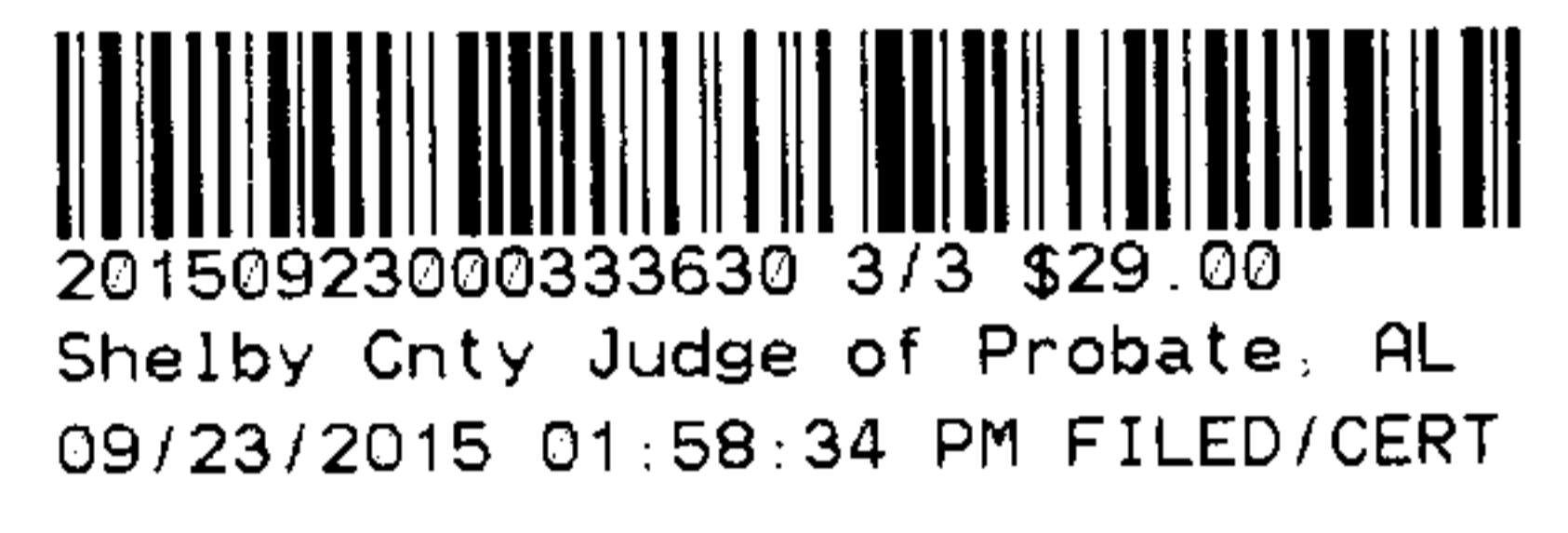
Grantee's Name Ronny Joe Gullledge
Mailing Address 2275 Hwy 50
Vandiver, AL 35176

Property Address Hwy 50
Vandiver, AL

Date of Sale 9-23-15
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 8,609.30

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
Sales Contract
Closing Statement
Appraisal
Other



If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
Property address - the physical address of the property being conveyed, if available.
Date of Sale - the date on which interest to the property was conveyed.
Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 9-23-15
Print Howard Partridge, Jr.
Unattested (verified by) Sign (Grantor) Grantee/Owner/Agent circle one