

THIS INSTRUMENT PREPARED BY:  
MARK S. BOARDMAN, ESQ.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Hope Haven Kids  
21 Haven Hill Lane  
Sterrett, AL 35147

STATE OF ALABAMA )

**GENERAL WARRANTY DEED**

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Thousand and 00/100 (\$5,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Howard Partridge, Jr., a single individual, by and through his Guardian and Conservator, Jeff Pino, Shelby County Case No. CV-2018-900583**, (hereinafter referred to as GRANTOR), whose address is 21343 Highway 55, Sterrett, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Hope Haven Kids, a corporation**, (hereinafter referred to as GRANTEE), its successors and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Begin at the Northeast corner of NW 1/4 of the SE 1/4 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. Situated in the NE 1/4 of the SE 1/4 of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama.


Property Address: 21343 Highway 55, Sterrett, AL 35147

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, its successors and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S successors and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 20th day of March, 2020.

  
Howard Partridge, Jr., by and through his Guardian  
and Conservator Jeff Pino

Shelby County, AL 03/26/2020  
State of Alabama  
Deed Tax: \$5.00

  
20200326000120000 1/2 \$30.00  
Shelby Cnty Judge of Probate, AL  
03/26/2020 03:28:03 PM FILED/CERT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeff Pino, as Guardian and Conservator of Howard Partridge, Jr., Shelby County Civil Case No. CV-2018-900583, 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 Instrument he, as such Guardian and Conservator, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of March, 2020.

Matt S Boardman

NOTARY PUBLIC

My Commission Expires:

10-26-2022

