

Give to Clear Title

Send Tax Notice to:
Estate of Jean Partridge

20210708000331780
07/08/2021 02:12:29 PM
DEEDS 1/6

[Space Above This Line for Recording Data]

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **0.00** the amount of which can be verified in the Assessed Tax Value between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Cynthia Dawn Partridge, a single woman and Zachary Partridge, Trustee of the Cindi White Revocable Living Trust dated July 10, 2019** (herein referred to as grantor, whether one or more) whose mailing address is _____ grant, bargain, sell and convey unto **The Estate of Jean Partridge, deceased, Shelby County, Alabama Probate case #PR-2018-0000632018** (herein referred to as grantees) whose mailing address _____, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **2505 Smokey Road, Alabaster, AL 35007** to wit:


Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Jean Partridge, deceased, is the sole surviving grantee of those certain deeds recorded in Real Book 224, page 905 and Real Book 103, Page 370; James L. Partridge having died on or about November 9, 2005.

To Have and To Hold to the said grantees,. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of July, 2021


Cynthia Dawn Partridge

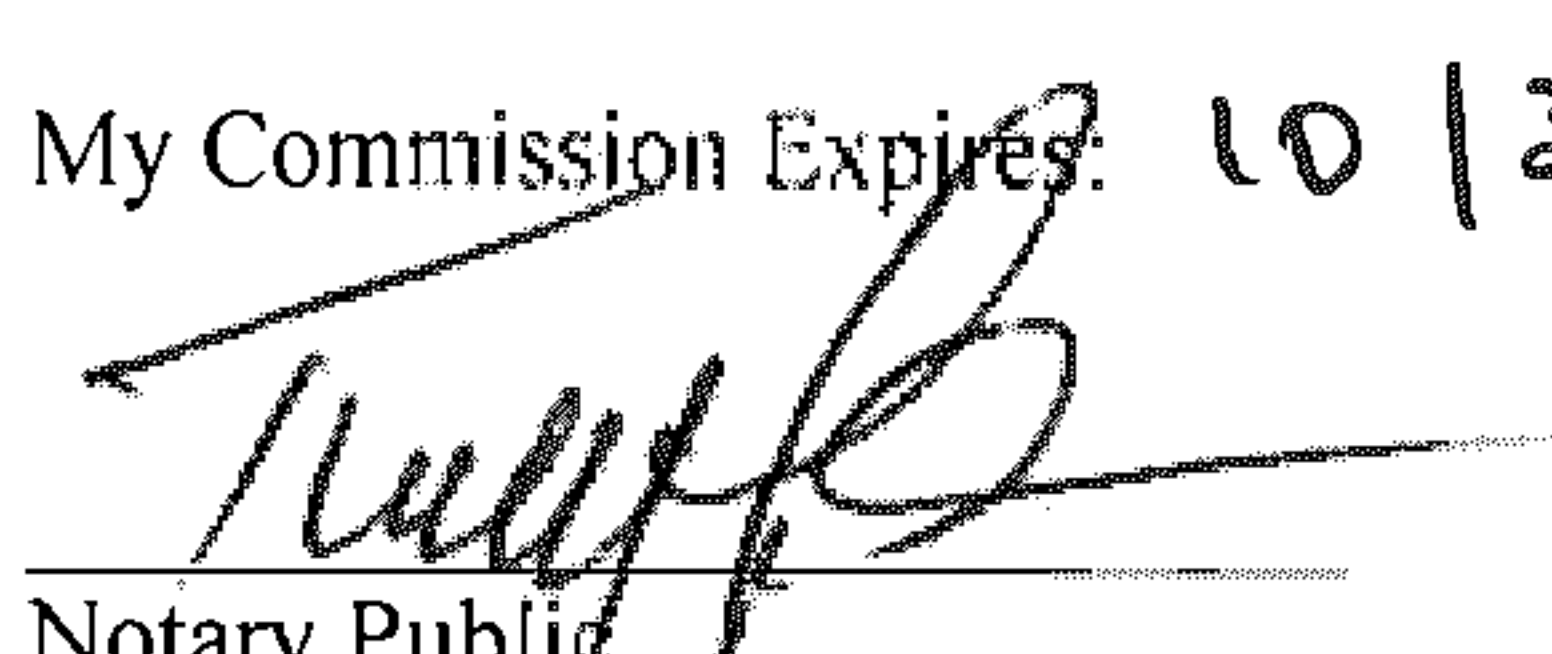

Zachary Partridge, Trustee of the Cindi
White Revocable Living Trust dated July 10,
2019

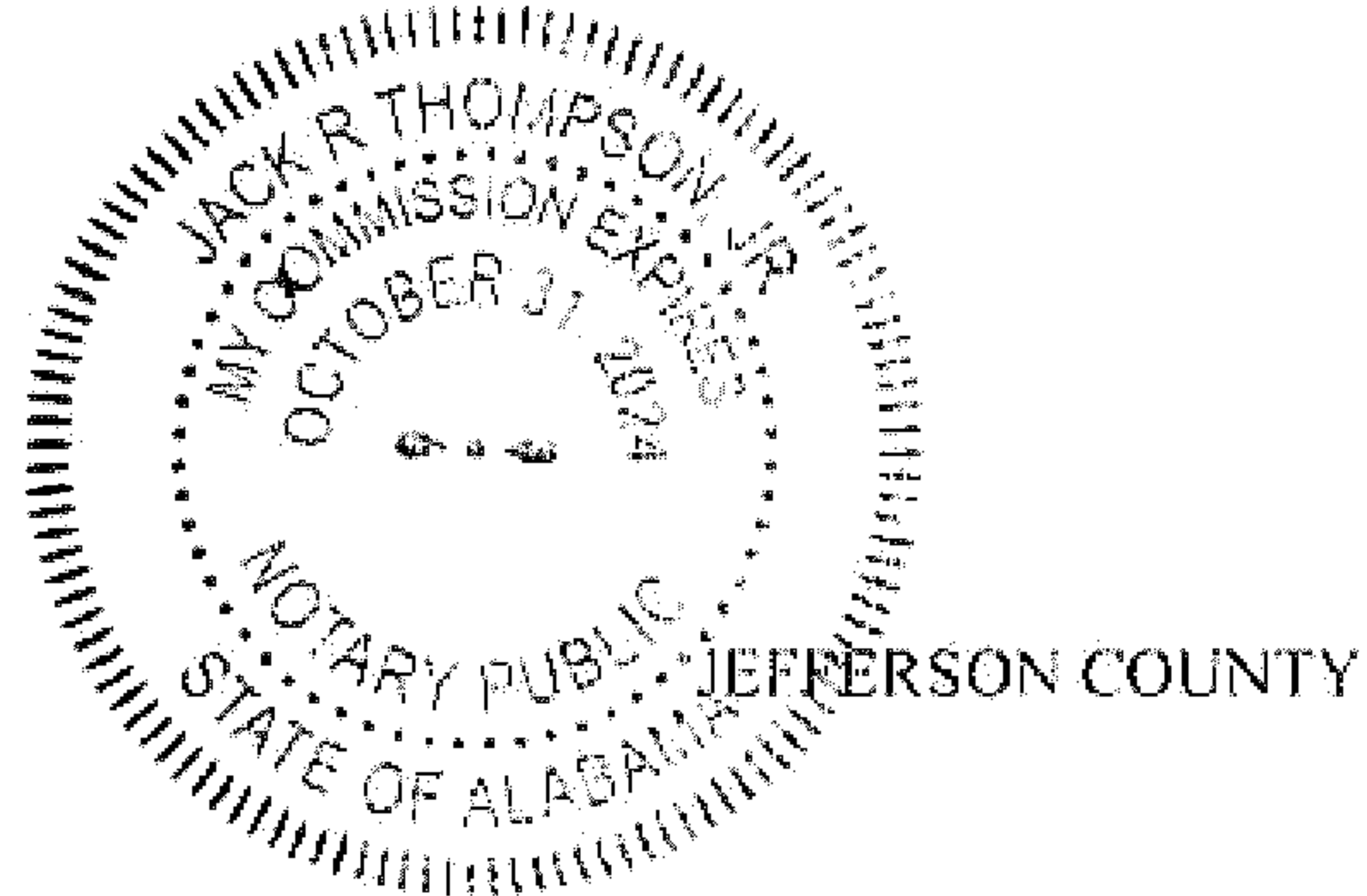
STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Cynthia Dawn Partridge whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily.

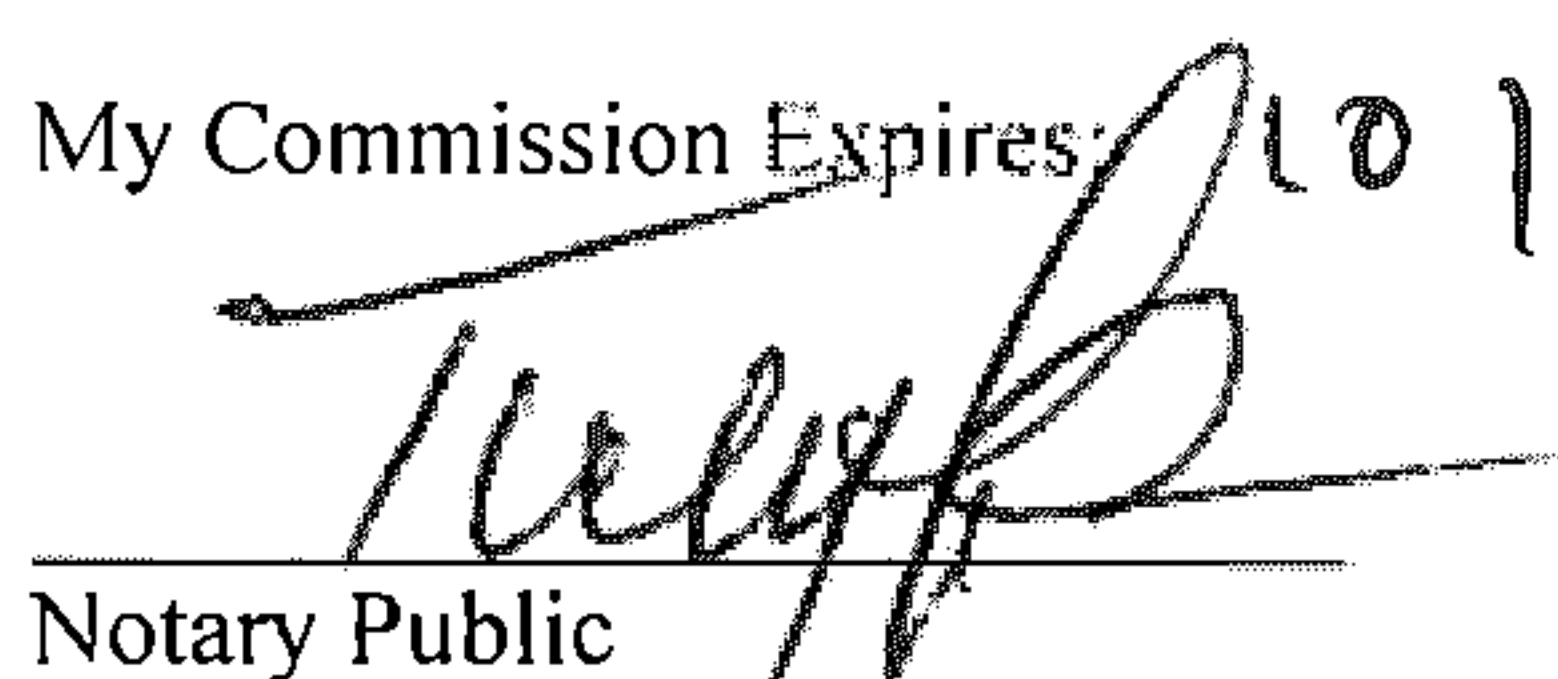
WITNESS my hand and official seal in the county and state aforesaid this the 2nd day of July, 2021

My Commission Expires: 10/31/2024

Notary Public
STATE OF ALABAMA

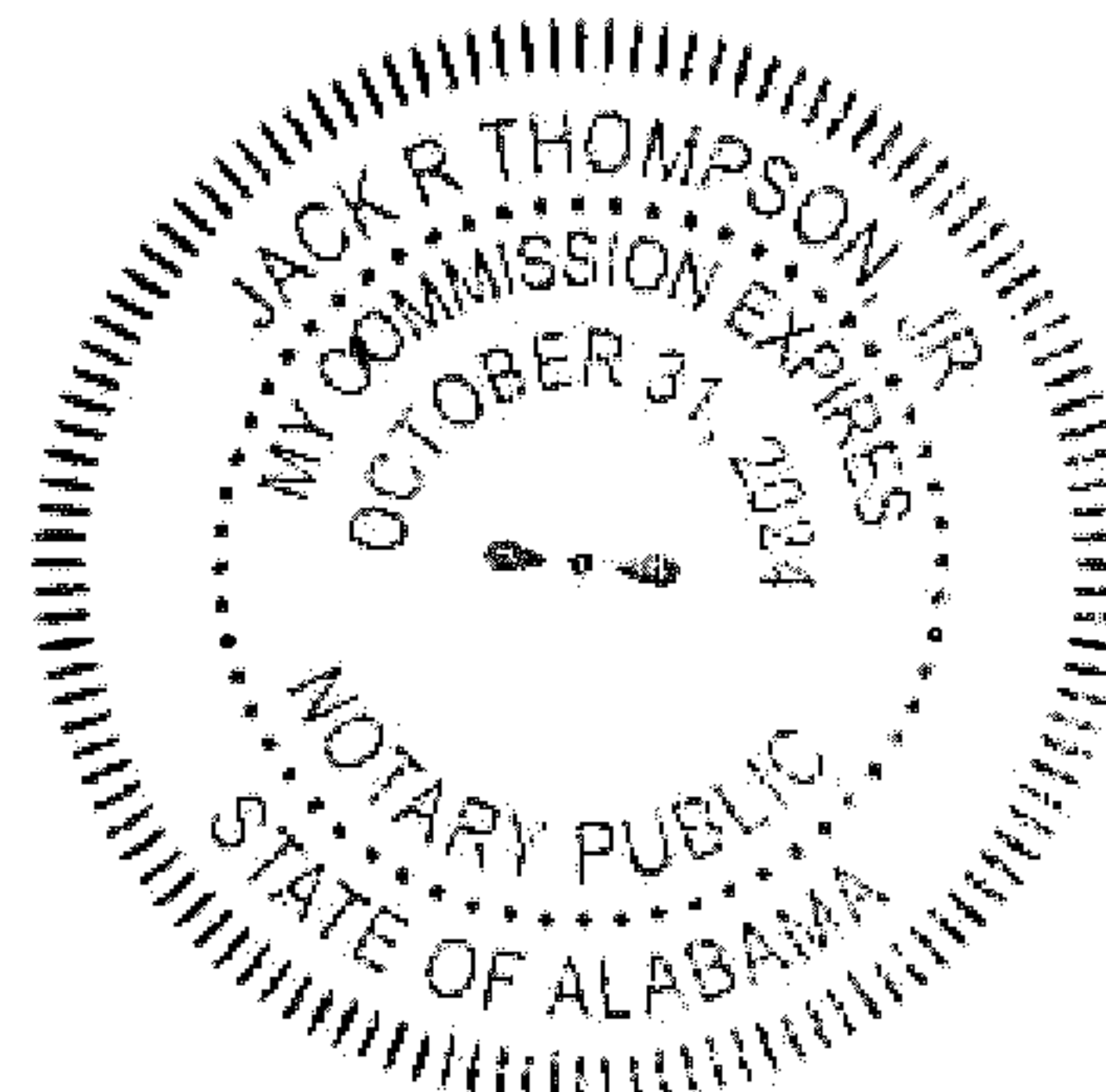


I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Zachary Partridge, Trustee of the Cindi White Revocable Living Trust whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, she, in her capacity as Trustee and with full authority, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 2nd day of July, 2021

My Commission Expires: 10/31/2024

Notary Public

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive



Birmingham, AL 35209
(205) 410-7591

ATB 2411

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EXHIBIT A

A tract of land lying in the West 1/2 of the Northeast 1/4 of Section 25, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 25; thence South along the East line of said Section for a distance of 1328.00 feet to a point; thence turn an angle to the right of 94 degrees 28 minutes 00 seconds and run in a Westerly direction for a distance of 1316.20 feet to a point; thence turn an angle to the left of 94 degrees 20 minutes 00 seconds and run in a Southerly direction for a distance of 319.71 feet to a point; thence turn an angle to the right of 93 degrees 48 minutes 00 seconds and run in a Westerly direction for a distance of 935.84 feet to a 2" open top pipe found and the POINT OF BEGINNING of the parcel herein described; thence North 87 degrees 01 minutes 27 seconds West for a distance of 345.62 feet to an axle found on the East right of way margin of Smokey Road (80' right of way); thence North 06 degrees 45 minutes 23 seconds East along said right of way for a distance of 315.91 feet to an iron pin set; thence leaving said right of way, South 86 degrees 38 minutes 19 seconds East for a distance of 571.89 feet to an iron pin set; thence South 08 degrees 06 minutes 24 seconds West for a distance of 173.37 feet to an iron pin set; thence North 86 degrees 48 minutes 21 seconds West for a distance of 222.08 feet to an iron pin set; thence South 07 degrees 14 minutes 35 seconds West for a distance of 119.86 feet to the POINT OF BEGINNING.

ALSO THE FOLLOWING EASEMENTS FOR INGRESS AND EGRESS:

Out of the above described is a 20.0 foot easement for ingress and egress being described as follows: Commence at the NE Corner of the above described tract; thence run Southerly along the East line thereof for a distance of 140.65 feet to the point of beginning of a 20.0 foot wide easement lying 10.0 feet on each side of the following described line; thence turn an angle to the right of 72 degrees 22 minutes 23 seconds for a distance of 133.5 feet; thence turn an angle to the right of 3 degrees 18 minutes 20 seconds for a distance of 135.6 feet; thence turn an angle to the right of 5 degrees 21 minutes 20 seconds for a distance of 103.5 feet more or less to the intersection of a County road and said 20.0 foot easement, said point being the end of said easement.

An easement for ingress and egress being more particularly described as follows: Commence at the Northwest Corner of the above described property and run Southerly along West line of said tract 20.7 feet to a point on centerline of a 20.0 foot easement and the point of beginning; thence right 72 degrees 22 minutes 23 seconds and run along said centerline 122.5 feet; thence right 3 degrees 18 minutes 20 seconds and run 135.6 feet; thence right 5 degrees 21 minutes 20 seconds and run 102.5+/- feet to the intersection of a county road and said 20.0 foot easement centerline; said point being end of said easement.

SUBJECT PROPERTY BEING ONE AND THE SAME AND PREVIOUSLY DESCRIBED AS:

An easement for ingress and egress being more particularly described as follows:

Commence at the Northwest Corner of the above described property and run Southerly along West line of said tract 20.7 feet to a point on centerline of a 20.0 foot easement and the point of beginning; thence right 72 degrees 22 minutes 23 seconds and run along said centerline 122.5 feet; thence right 3 degrees 18 minutes 20 seconds and run 135.6 feet; thence right 5 degrees 21 minutes 20 seconds and run 102.5+/- feet to the intersection of a county road and said 20.0 foot easement centerline; said point being end of said easement.

ALSO:

Commence at the NE Corner of Section 25, Township 21 South, Range 3 West; thence run Southerly along the East line of said Section for a distance of 1328.0 feet; thence turn an angle to the right of 94 degrees 28 minutes 00 seconds for a distance of distance of 1316.20 feet; thence turn an angle to the left of 94 degrees 20 minutes 00 seconds for a distance of 319.71 feet; thence turn an angle to the right of 93 degrees 48 minutes 00 seconds for a distance of 935.84 feet to the point of beginning; thence continue along the last described course for a distance of 345.00 feet to the Easterly right of way of Smokey Road (Shelby Co. #12); thence turn an angle to the left of 85 degrees 45 minutes 00 seconds and run along said right of way for a distance of 316.00 feet, more or less to an old fence line; thence turn an angle to the left of 94 degrees 15 minutes 00 seconds for a distance of 345.0 feet; thence turn and angle to the left of 85 degrees 45 minutes 00 seconds for a distance of 316.0 feet to the point of beginning

Out of the above described is a 20.0 foot easement for ingress and egress being described as follows: Commence at the NE Corner of the above described tract; thence run Southerly along the East line thereof for a distance of 140.65 feet to the point of beginning of a 20.0 foot wide easement lying 10.0 feet on each side of the following described line; thence turn an angle to the right of 72 degrees 22 minutes 23 seconds for a distance of 133.5 feet; thence turn an angle to the right of 3 degrees 18 minutes 20 seconds for a distance of 135.6 feet; thence turn an angle to the right of 5 degrees 21 minutes 20 seconds for a distance of 103.5 feet more or less to the intersection of a County road and said 20.0 foot easement, said point being the end of said easement.

ALSO:

Commence at the NE Corner of Section 25, Township 21 South, Range 3 West; thence run Southerly along the East line of said Section for a distance of 1328.0 feet; thence turn an angle to the right of 94 degrees 28 minutes 00 seconds for a distance of distance of 1316.20 feet; thence turn an angle to the left of 94 degrees 20 minutes 00 seconds for a distance of 319.71 feet to the point of beginning of the parcel herein described; thence turn an angle of 90 degrees 48' to the right and run West a distance of 964.84 feet to the NE Corner of a parcel heretofore conveyed to the grantees, as shown by deed recorded in Deed Book 224, at Page 905, Office of the Judge of Probate of Shelby County, Alabama; thence run in a Southerly direction along the East line of said parcel as described in Deed Book 224, at Page 905, a distance of 345.00 feet, more or less, to the SE corner thereof, and to an old fence line; thence run Easterly along an extension of the South line of said parcel described in Deed Book 224, at Page 905, and along an old fenced line to a point on the East line of the SW 1/4 of the NE 1/4 of said Section 25; thence turn an angle of 90 degrees, 48' to the left and run North along the East line of said 1/4 1/4 Section a distance of 313.75 feet to the point of beginning.

LESS & EXCEPT:

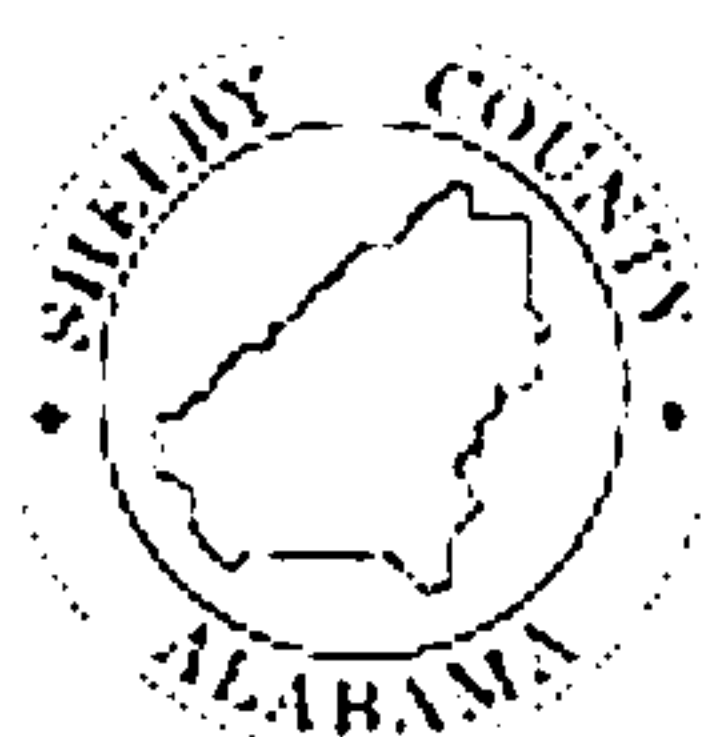
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Commence at the NE Corner of Section 25, Township 21 South, Range 3 West; thence run Southerly along the East line of said Section for a distance of 1328.0 feet; thence turn an angle to the right of 94 degrees 28 minutes 00 seconds for a distance of 1316.20 feet; thence turn an angle to the left of 94 degrees 20 minutes 00 seconds for a distance of 319.71 feet; thence right 93 degrees 48 minutes and run 1280.84 feet; thence run left 85 degrees 45 min. and run 345.0 feet; thence left 94 degrees 15 min. for a distance of 345.63 feet to the point of beginning; thence continue along last described course 221.3 feet; thence left 85 degrees 45 min. and run 200 feet; thence left 94 degrees 15 min. and run 221.3 feet; thence left 85 degrees 45 min. and run 200 feet to the point of beginning. Being situated in the SW 1/4 of the NE 1/4, Section 25, Township 21 South, Range 3 West, Shelby County, Alabama.

ALSO an easement for ingress and egress being more particularly described as follows:
Commence at the Northwest corner of the above described property and run Southerly along West line of said tract 20.7 feet to a point of centerline of a 20.00 foot easement and the point of beginning; thence right 72 deg. 22 min. 23 sec. and run along said centerline 133.5 feet; thence right 3 deg. 18 min. 20 sec. and run 135.6 feet; thence right 5 deg. 21. Min. 20 sec. and run 105.5+/- feet to the intersection of a county road and said 20.0 foot easement centerline; said point being end of said easement

ALSO LESS & EXCEPT:

Lot 1-A according to the Resurvey of Partridge Family Subdivision as recorded in Map Book 33, Page 28, in the Probate Office of Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2021 02:12:29 PM
\$39.00 CHERRY
20210708000331780

Allen S. Bayl