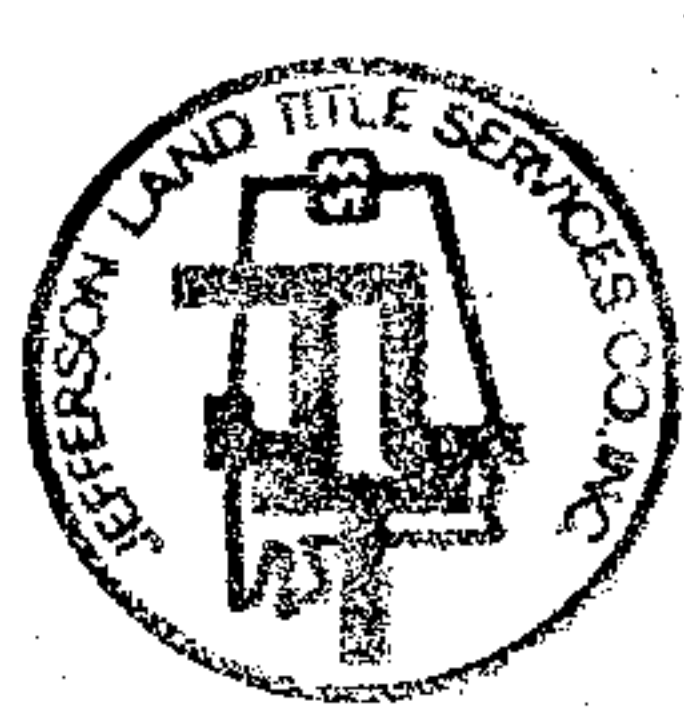


This instrument was prepared by

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8070
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

7285

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

19770407000032500 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/07/1977 12:00:00AM FILED/CERT

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That in consideration of One Thousand and no/100----- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Catherine C. Durbin and husband, M. R. Durbin

herein referred to as grantors) do grant, bargain, sell and convey unto

Arthur S. Ludwig/Jr. and Alma B. Ludwig

herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated

in Shelby County, Alabama to-wit:

From the NE corner of the SW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, run south 2 deg. 15 min. east along the east boundary line of said SW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West for 488.3 feet to the point of beginning of the land herein described; thence run south 88 deg. 33 min. west 1126.12 feet; thence north 83 deg. 02 min. west 125.55 feet; thence south 75 deg. 20 min. west 500.69 feet; thence south 79 deg. 36 min. west 585.36 feet; thence south 28 deg. 00 min. East 958.41 feet, more or less, to a point on the east right-of-way line of the old U. S. Highway 31; thence south 38 deg. 45 min. East along the east right-of-way line of the Old U. S. Highway 31 a distance of 340.0 feet, more or less, to a point on the northern boundary line of an old tram line; thence north 70 deg. 45 min. east along the north boundary line of said tram line 1246.3 feet thence north 61 deg. 45 min. east along the north line of old tram line 214.4 feet; thence north 49 deg. 45 min. east along the north line of Old tram line 400.0 feet, more or less, to the point of intersection of the north boundary line of old tram line and the east boundary line of the SW $\frac{1}{4}$ of Section 17, Township 2 South, Range 2 West; thence run northerly along the east boundary line of said SW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West for 586.7 feet, more or less, to the point of beginning. This land being a part of the SW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, and being 48.909 acres, more or less.
Mineral and mining rights EXCEPTED.

Subject to agreement dated this date and recorded in Misc. Book 19, Page 317 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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, we have hereunto set our hand(s) and seal(s), this 6th day of April 1977

WITNESS: Ed Jay #100
77 APR -7 AM 11:10 (Seal) Catherine C. Durbin (Seal)
Thomas G. Snowden, Jr. (Seal) M. R. Durbin (Seal)
JUDGE OF PROBATE
(Seal) (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Eva D. Mooney, a Notary Public in and for said County, in said State, hereby certify that Catherine C. Durbin and husband, M. R. Durbin whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April A. D. 1977.