

This instrument was prepared by

This document was prepared by

REAL 1450 PAGE 586

(Name)

(Address)

Bessie R. Jones
of CORRETTI, NEWSOM, ROGERS & MAY, Atty's.
529 Frank Nelson Building
BIRMINGHAM, ALABAMA 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON & SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

10095- 2,800.00 + H/Ts
6-10-77

That in consideration of Twenty one thousand, six hundred and No/100 - - - - - DOLLARS

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

John B. Rudulph and wife, Charlotte G. Rudulph

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

J. Randall Pitts and wife, Susan Greene Pitts

(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 Jefferson and Shelby County, Alabama to-wit:

19770622000063020 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/22/1977 12:00:00AM FILED/CERT

A parcel of land located in the North Half of the NE $\frac{1}{4}$ of Section 25, Township 18 South, Range West, more particularly described as follows: Commence at the NE corner of the NW $\frac{1}{4}$ -NE $\frac{1}{4}$ of said Section 25; thence in a southerly direction along the easterly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, a distance of 361.01 feet to the point of beginning; thence 88° 08' 30" left, in an easterly direction, parallel to the north line of said Section 25, a distance of 55 feet to a point in the center of the Little Cahaba River; thence in a southeasterly direction along the center of the Little Cahaba River, a distance of 390 feet, more or less; thence in a westerly direction along a line parallel to the north line of said Section 25, said line being 368.57 feet south of, measured perpendicular from, the north line of herein described parcel of land, a distance of 827.34 feet to a point on the northeasterly right-of-way line of an existing County Road; thence 73° 25' 30" right, in a northwesterly direction along said right-of-way line, a distance of 34.02 feet to the beginning of a curve to the left, having a radius of 744.11 feet; thence in a northwesterly direction along said curve and right-of-way line, a distance of 154.66 feet to end of said curve; thence in a northwesterly direction along a line tangent to said curve along said right-of-way line, a distance of 28.11 feet to the beginning of a curve to the left having a radius of 1017.76 feet; thence in a northwesterly direction along said curve and along said right-of-way line, a distance of 204.35 feet to end of said curve; thence 129° 59' 14" right, in an easterly direction along a line parallel to the north line of said Section 25, a distance of 862.41 feet to the point of beginning.

Subject to ad valorem taxes for tax year 1977; Subject to mineral and mining rights in Volume 3853, page 466; Subject to right of way granted Alabama Power Company in Volume 6455, page 96; Volume 1944, page 44 and Volume 6876, page 63, both mineral and mining rights and right of ways to Alabama Power Company being recorded in Probate Office of Jefferson County, AL \$19,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneous with delivery of this deed.

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 1st

day of June, 19 77

WITNESS:

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT
WAS FILED
REAL 1450 PAGE 586 (Seal)
JUN 10 4 02 PM '77 (Seal)
RECORDED & INDEXED
TAX HAS BEEN
PAID (Seal)

John B. Rudulph (Seal)
Charlotte G. Rudulph (Seal)
JUN 22 1977
Prob. J. R. Co. (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Judge of Probate
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Rudulph and wife, Charlotte G. Rudulph whose names 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 1st day of June, A. D. 19 77

Bessie R. Jones
Notary Public