

This instrument was prepared by

(Name)..... of CORRETTI, NEWSOM, ROGERS & MAY, ATTYS.

(Address)..... 529 Frank Nelson Building  
BIRMINGHAM, ALABAMA 35203

10092

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,

That in consideration of One hundred fifty thousand 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

Elias Calvin Watson, III and wife, Lucy Trabue Watson

(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 & Shelby County, Alabama to-wit:

A parcel of land located in the NE $\frac{1}{4}$  of Section 25, Township 18 South, Range 2 West, more particularly described as follows: Begin at the SE corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 25; thence in a westerly direction along the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section, a distance of 730.34 feet to a point on the easterly right-of-way line of an existing County Road; thence 109° 35' 15" right, in a northeasterly direction along said right-of-way line, a distance of 82.60 feet to the beginning of a curve to the left, having a radius of 653.42 feet; thence in a northeasterly direction along said curve and along said right-of-way line, a distance of 206.23 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve and along said right-of-way line, a distance of 51.76 feet to the beginning of a curve to the left, having a radius of 806.31 feet; thence in a northwesterly direction along said curve and along said right-of-way line, a distance of 255.83 feet to end of said curve; thence 106° 34' 30" right, in an easterly direction along a line parallel to the north line of said Section 25, a distance of 677.34 feet to the intersection with the east line of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; thence continue along last described course, a distance of 150 feet to a point in the center of the Little Cahaba River; thence in a southeasterly and southwesterly direction along the center of said Little Cahaba River, a distance of 1490 feet, more or less, to the intersection with the west line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 25, thence in a northerly direction along said west line, a distance of 330 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, Probate Office Jefferson County, Alabama;

Subject to right of way granted Alabama Power Company in Volume 6455, page 96; Volume 1944, page 44; Volume 6876, page 63, in said Probate Office.

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, 1977.

WITNESS:

STATE OF ALA. JEFFERSON CO.  
CERTIFY THIS INSTRUMENT  
WAS FILED ON

REAL 1449 PAGE 699

JUN 9 10 57 AM '77

150.00  
2.50  
152.50  
STATE OF ALA. JEFFERSON CO.  
CERTIFY THIS INSTRUMENT  
WAS FILED ON

STATE OF ALABAMA  
JEFFERSON COUNTY } JUDGE OF PROBATE

I, the undersigned  
hereby certify that John B. Rudulph and wife, Charlotte G. Rudulph  
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 1st day of June, A. D. 1977.



19770622000063050 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/22/1977 12:00:00AM FILED/CERT

John B. Rudulph (Seal)  
Charlotte G. Rudulph (Seal)  
STATE OF ALA. JEFFERSON CO.  
I CERTIFY THIS  
INSTRUMENT  
1977 JUN 22 AM 10:25 Rec. 1.50  
General Acknowledgment  
2.50

Notary Public in and for said County, in said State.  
Bessie R. Jones  
Notary Public.  
My Commission Expires August 4, 1978