

This instrument was prepared by

(Name).....H. A. Rubin Realty Co.

(Address).....Alabaster, Alabama.

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One (\$1.00) and other valuable considerations.....DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Laymon S. Rutherford and wife Willie A. Rutherford

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

Willie R. Ruckabee and wife Myrtle B. Ruckabee

(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 Northeast corner of the NE 1/4 of the SW 1/4 of Sect. 14, Tsp. 21 S. R 3 W., run South along the East boundary line of the said NE 1/4 of the SW 1/4 of Sect. 14, Tsp. 21 S. R 3 W. for 305.0 feet; Thence turn an angle of 92 deg. 47 min. to the right and run Westerly 167.92 feet; Thence turn an angle of 92 deg. 47 min. to the left and run Southerly 315.0 feet; Thence turn an angle of 92 deg. 47 min. to the right and run Westerly 157.50 ft. to the point of beginning of the land herein described and conveyed; Thence continue in a Westerly direction along the last said course 157.50 feet; Thence turn an angle of 87 deg. 13 min. to the right and run Northerly 315.0 feet; Thence turn an angle of 92 deg. 47 min. to the right and run 157.50 ft; Thence turn an angle of 87 deg. 13 min. to the right and run 315.0 ft. to the point of beginning. This being a part of the NE 1/4 of the SW 1/4 of Sect. 14, Tsp. 21 S. R 3 W. and being 1.14 acres more or less.

Also a 10 foot easement described as follows; Commencing at the NE corner of the above described lot and run Westerly direction to the East Right of Way line of Montevallo-Gilbert Highway; Thence run Northerly direction along said Highway 10 ft.; Thence in an Easterly direction parallel with the North line of NE 1/4 of SW 1/4 of Sect. 14, a distance of 315 feet; Thence run South 10 feet; Thence run in a Westerly direction to point of beginning.



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Shelby Cnty Judge of Probate, AL
10/29/1971 12:00:00 AM FILED/CERT

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 26th day of October, 1971

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Wagon S. Rutherford (Seal)

Willie A. Rutherford (Seal)

.....(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Laymon S. Rutherford and wife Willie A. Rutherford 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of October, A. D. 1971

Harold A. Rubin
Notary Public.