

This instrument was prepared by

(Name) Donald L. Newsom
529 Frank Nelson Building
(Address) Birmingham, Alabama 35203

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 Three Thousand Seven Hundred Sixty-Seven and 27/100 (\$3,767.27) 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

Ronald D. Epstein and wife, Marian S. Epstein

(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:

The East 3/4 of the North 1/2 of the North 1/2; and the NW 1/4 of the NW 1/4 that lies north and west of Shelby County #43 all in Section 7, Township 18, Range 2 East:

Also: The SW 1/4 of the SW 1/4, Section 6, Township 18, Range 2 East.

Also: The NE 1/4 of the NE 1/4 of Section 12, Township 18, Range 1 East.

Also: The SE 1/4 of the SE 1/4 of Section 1, Township 18, Range 1 East.

Also: The following described parcel: Begin at the Northeast corner of the SE 1/4 of the NE 1/4 of Section 7, Township 18 South, Range 2 East; thence South 87° West 1319 feet; thence South 3° East 1321 feet; thence North 87° East 1318 feet; thence North 23°19' West 1069.71 feet thence North 87° East 752.51 feet; thence North 3° West 365 feet; thence North 87° East 504 feet to the center of the Pumpkin Swamp Road as same is now located; thence Northeasterly along the center of Pumpkin Swamp Road 675.5 feet to the North line of the S 1/2 of the NW 1/4 of the NW 1/4 of Section 8, Township 18, Range 2 East; thence S 87° West 1183 feet to the Section line; thence South 3° East 659 feet back to the point of beginning. Lying and being situated in the SE 1/4 of the NE 1/4 of Section 7, Township 18, Range 2 East and the S 1/2 of the NW 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 8, Township 18, Range 2 East, Shelby County, Alabama. Containing 54 acres, more or less.

The grantees by accepting deliverance of this deed expressly assume 5% of the liability on that certain mortgage from Benson Industries, Inc., to Roy Partridge and Ruby Partridge, which said mortgage is recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Book 312, page 693. The grantees also assume 5% of the liability for taxes, insurance and any and all other expenses in connection with the maintenance of the hereinabove described real property. The grantees shall be entitled to receive 5% of the rents and profits derived from said real property.

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 30th day of March, 1974

WITNESS:

Martha A. Apperson (Seal)

Martha A. Apperson (Seal)

Martha A. Apperson (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

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 7th day of March, A. D., 1974

Martha A. Apperson Notary Public.