

This instrument was prepared by

(Name)

Donald L. Newsom

(Address)

Corretti, Newsom & Rogers
529 Frank Nelson Building
Birmingham, Alabama, 35203

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fourteen thousand, four hundred and No/100 -- -- -- -- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John B. Rudulph and wife, Charlotte G. Rudulph

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Jerrold Simon

an undivided 20% in and to

(herein referred to as grantee, whether one or more)/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 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 grantee by accepting deliverance of this deed expressly assumes 20% 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 grantee also assumes 20% of the liability for taxes, insurance and any and all other expenses in connection with the maintenance of the hereinabove described real property. The grantee shall be entitled to receive 20% of the rents and profits derived from said real property.



19740326000014110 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/26/1974 01:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said grantee, his, her or 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 hands(s) and seal(s), this day of, 1974.

Martha H. Newsom (Seal)

Martha H. Newsom (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

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 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 25th day of March, A. D., 1974

Martha H. Newsom
Notary Public.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
1974 MAR 26 11:56
REC. BK. & PAGE
U.C.C. FILED
CONVEYANCE
INSTRUMENT NO. 14110
FILED

BOOK 285 PAGE 886