

This instrument was prepared by

(Name)

(Address)

*Bessie R. Jones*  
of CORRETTI, NEWSOM, ROGERS & MAY, Attys.  
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,

10092

That in consideration of Twenty seven 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

Paul Childs and wife, Maxine Childs

(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 North Half of the NE $\frac{1}{4}$  of Section 25, Township 18 South, Range 1 West, more particularly described as follows: Begin at the NE corner of the NW $\frac{1}{4}$  - NE $\frac{1}{4}$  of said Section 25; thence in an easterly direction along the north line of said Section 25, a distance of 82 feet to a point in the center of the Little Cahaba River; thence in a southerly direction along said center of the Little Cahaba River, a distance of 365 feet, more or less, to a point said point being 360.82 feet south of, measured perpendicular from, the north line of said Section 25; thence in a westerly direction along a line parallel to the north line of said Section 25, a distance of 917.41 feet to a point on the northeasterly right-of-way line of an existing County Road; thence 50° 00' 46" right, in a northwesterly direction along said right-of-way line, a distance of 293.78 feet to the beginning of a curve to the left, having a radius of 680 feet; thence in a northwesterly direction along said curve and right-of-way line, a distance of 206.38 feet to the intersection with the north line of said Section 25; thence 147° 22' 34" right from tangent to said curve, in an easterly direction along the North line of said Section 25, a distance of 1193.89 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, in Probate Office of Jefferson County, Alabama;  
Subject to right of way granted Alabama Power Company in Volume 6455, page 96; Volume 1944, page 44 and Volume 6876, page 63, in said Probate Office.

19770622000062560 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/22/1977 12:00:00AM 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 1st day of June, 1977.

WITNESS:

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

REAL 1449 (Seal) 700

JUN 9 10 55 AM '77 (Seal)

2700  
250  
2950  
JUN 9 10 55 AM '77  
DEED TAX HAS BEEN  
PAID ON THIS INSTRUMENT. (Seal)

STATE OF ALABAMA JUDGE OF PROBATE  
JEFFERSON COUNTY

*John B. Rudulph* (Seal)  
John B. Rudulph

*Charlotte G. Rudulph* (Seal)  
Charlotte G. Rudulph

STATE OF ALA. SHELBY CO. (Seal)

Rec. 150  
100  
250  
JUN 22 1977  
General Acknowledgment

I, the undersigned, 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., 1977.

*Bessie R. Jones*  
Notary Public.

My Commission Expires August 4, 1978.

*Corretti, Newsom & Rogers*