

This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

(Name) Daniel M. Spitler  
1970 Chandalar South Office Park  
(Address) Pelham, Alabama 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



19800506000050670 Pg 1/2 .00  
Shelby Cnty Judge of Probate, AL  
05/06/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand Four Hundred and no/100-----dollars

to the undersigned grantor, W. M. HUMPHRIES ENTERPRISES, INC. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Charles E. Rueve and wife Connie S. Rueve

(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

Unit "A", Building 9 of Chandalar South Townhouses, Phase 2, located in the  
Southwest 1/4 of the Southeast 1/4 of Section 1, Township 20 South, Range 3 West  
Shelby County, Alabama, more particularly described as follows: Commence at the  
Southeast corner of said 1/4-1/4 Section; thence in a Northerly direction along  
the East line of said 1/4-1/4 Section, a distance of 980.76 feet; thence 90 degrees  
left in a Westerly direction a distance of 194.64 feet; thence 90 degrees left in a  
Southerly direction a distance of 97.03 feet to the corner of a wood fence that  
extends across the fronts of Units "A", "B", "C", and "D" of said Building 9; thence  
85 degrees 51 minutes right in a Southwesterly direction along the outer face of  
said wood fence extending across the front of Units "D", "C", and "B" a distance  
67.17 feet to the Point of Beginning and the centerline of a wood fence common to  
Units "A" and "B" thence 90 degrees right in a Northwesterly direction along the  
centerlines of said wood fence, a party wall, another wood fence and storage building,  
all common to Units "A" and "B", a distance of 71.98 feet to the Northeast  
corner of said storage building; thence 90 degrees left in a Southwesterly direction  
along the Northwest outer face of said storage building a distance of 6.45 feet to  
the Northwest corner of said storage building; thence 90 degrees left in a Southeasterly  
direction along the Southwest outer face of said storage building a distance of 4.2 feet  
to a point on the outer face of a wood fence extending across  
back of said Unit "A"; thence 90 degrees right in a Southwesterly direction along  
the outer face of said wood fence a distance of 19.12 feet to the corner of said  
wood fence; thence 90 degrees left in a Southeasterly direction along the outer  
SEE ATTACHED SHEET

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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 said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Dalton H. Baggett  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April 19 80  
W. M. HUMPHRIES ENTERPRISES, INC.

ATTEST:

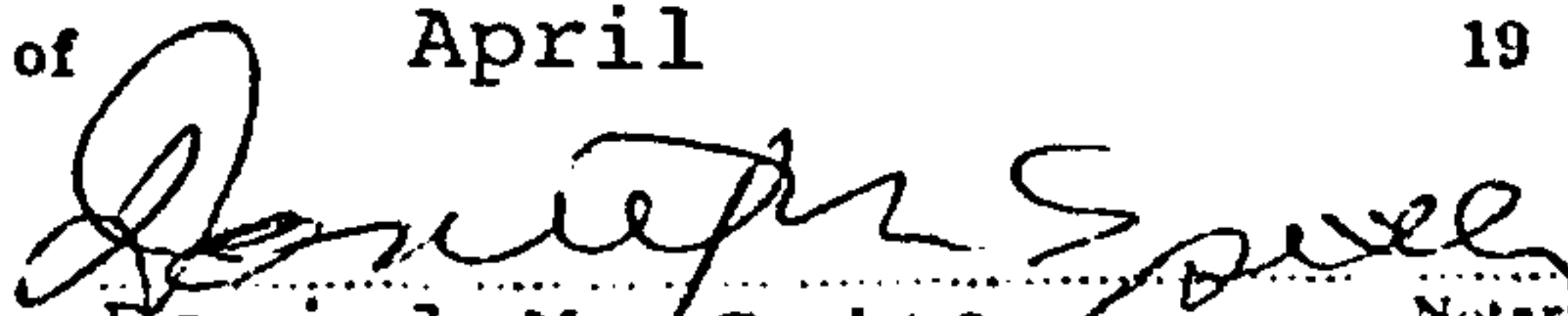
Ry   
Dalton H. Baggett Vice President

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned  
State, hereby certify that Dalton H. Baggett a Notary Public in and for said County do said  
whose name as Vice President of W. M. HUMPHRIES ENTERPRISES, INC.  
a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being  
informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

Given under my hand and official seal, this the 30th day of April 19 80

  
Daniel M. Spitler Notary Public



1. HUMPHRIES ENTERPRISES, INC. TO  
CHARLES E. RUEVE AND WIFE CONNIE S. RUEVE  
CONTINUATION OF LEGAL

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of a wood fence, said Unit "A" and another wood fence a distance of 67.78 feet  
the Southwest corner of said wood fence that extends across the fronts of  
Units "A", "B", "C", and "D"; thence 90 degrees left in a Northeasterly direction  
along the outer face of said wood fence extending across the front of said Unit "A"  
a distance of 25.97 feet to the Point of Beginning. According to survey of  
Mye Horton, Reg. No. 12496, dated 3/20/78.

Subject to easements and restrictions of record.

\$3,350.00 of the purchase price recited above was paid from a mortgage  
which closed simultaneously herewith.

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STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1980 MAY -6 PM 12:36

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

Deed 4.50    See mtg. 402-596  
Rec. 3.00  
Ind. 1.00  

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8.50

Daniel M. Spiller