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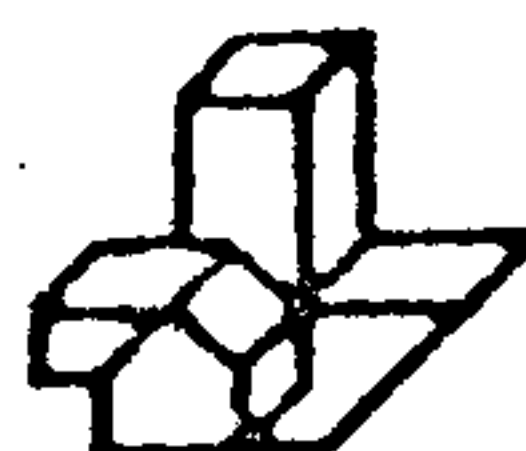
Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

ST PAUL TITLE

This instrument was prepared by

(Name) Daniel M. Spitler

(Address) 1970 Chandalar South Office Park
Pelham, Alabama 35124

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



19800506000050830 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 7, Phase 2 of Chandalar Townhouses, 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 830.76 feet; thence 90 deg left, in a Westerly direction, a distance of 366.82 feet; thence 99 deg. 22 mi 30 sec. left, in a Southeasterly direction, a distance of 57.06 feet to a point on the outer face of a wood fence extending across the fronts of Units "A", "C", and "D" of said Building 7; thence 90 deg, left, in a Northeasterly direction along the outer face of said wood fence extending across the fronts of said Unit "C" and "B", a distance of 43.0 feet to the point of beginning; thence continue along last described course along the outer face of said wood fence extending across the fronts of Unit "A" a distance of 26.0 feet; thence 90 deg. right, in a Southeasterly direction along the outer faces of a wood fence, said Unit "A" and another wood fence a distance of 67.65 feet to a point on the outer face of a wood fence that extends across the backs of said Units "A", "B", "C", and "D" thence 90 deg. right in a Southwesterly direction, along the outer face of said wood fence, extending across the backs of Unit "A" a distance of 19.55 feet to the Northeast corner of a storage building; thence 90 deg. left, in a Southeast direction along the outer face of said storage building, a distance of 4.15 feet to the Southeast corner of said storage building; thence 90 deg. right, in a (SEE ATTACHED SHEET)

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:

Secretary

By

Dalton H. Baggett

President

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned

a Notary Public in and for said County in said

State, hereby certify that Dalton H. Baggett

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

Form ALA-33

Daniel M. Spitler

Notary Public

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

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Southwesterly direction along the outer face of said storage building, a distance of 6.45 feet to the centerline of a wall common to the storage buildings of said Unit "A" and "B"; thence 90 deg. right, in a Northwesterly direction along said centerline of said storage building, the centerline of a wood fence, party wall and another wood fence all common to Units "A" and "B", a distance of 71.8 feet to the point of beginning. Situated in Shelby County, Alabama.
According to the survey dated March 20, 1980, by Johnye Horton, Reg. No. 12496.

Subject to easements and restrictions of record.

\$36,350.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 326 PAGE 256

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

1980 MAY -6 PM 12:42

Thomas G. Shumaker, Jr.
JUDGE OF PROBATE

Deed 4.50 Sec mtg. 402-600
Rec. 3.00
Ind. 1.00

8.50