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Shelby Cnty Judge of Probate, AL
12/08/1980 00:00:00 FILED/CERTIFIED

THIS INSTRUMENT PREPARED BY:

Robert R. Sexton, Attorney at Law
912 City Federal Building
Birmingham, AL 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama }
SHELBY COUNTY } Know All Men By These Presents.

That in consideration of Three Thousand Five Hundred and no/100 (\$3,500.00) ----- DOLLARS
and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged by
CARLTON RUSK and wife, DORIS McKISSACK RUSK, formerly known as Doris M. McKissack
(herein referred to as grantors) do 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, Alabama to-wit:

Lot 41, and East 5.0 feet of Lot 42, according to the Survey of Cahaba Manor Town Homes,
Second Addition, as recorded in Map Book 7, page 62, in the Office of the Judge of
Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1981.
2. Easements over the Easterly 5 feet of Lot 41 as shown by record plat.
3. Easements to Alabama Power Company in Deed Book 108, page 378 and Deed Book 313, page 7
4. Restrictions, conditions and limitations recorded in Misc. Volume 28, page 147, which
said restrictions contain no reversionary clause.
5. Agreement as to underground cables in Volume 27, page 420.
6. Agreement with Alabama Power Company in Misc. Volume 27, page 421.
7. Easements to Pelham Sewer Fund in Deed Book 316, page 158.
8. Covenants regarding sanitary sewer system in Misc. Volume 28, page 144.

BOOK 330 PAGE 89

As a further consideration the grantees herein assume and agree to pay the balance of
that certain mortgage from Doris M. McKissack, unmarried, to Collateral Investment
Company in Mortgage Book 398, page 716, and assigned to Federal National Mortgage
Association in Misc. Volume 34, page 103, Shelby County, Alabama.

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:

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 admini-
strators 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 and seal S, this 5th
day of December 1980.

WITNESS: STATE OF ALA. SHELBY CO.
Deed Tax 3.50 I CERTIFY THIS
Duc 1.50 INSTRUMENT WAS FILED
June 1980

Carlton Rusk
CARLTON RUSK
Doris McKissack Rusk
DORIS McKISSACK RUSK

State of ALABAMA
JEFFERSON COUNTY OF PROBATE
Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Carlton Rusk and wife, Doris McKissack Rusk
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 5th day of December A. D., 19 80.

Robert R. Sexton