

This instrument was prepared by
(Name) ✓ A. Eric Johnston 315-
2220 Highland Avenue, B'ham, AL. 35255
(Address)



19810113000003600 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/13/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED-- LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama
STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 (\$1,000.00) -----
and the execution of a purchase money mortgage for \$11,000.00 simultaneous
herewith.
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we. Frances Babb, a single woman

Frances Babb
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Nannie S. Rutherford

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

That part of the NE 1/4 of SW 1/4 of Section 13, Township 19 South, Range 2
West, situated in Shelby County, Alabama, more particularly described as
follows: Commence at the Southwest corner of said 1/4-1/4 section and run
thence Northwardly along the West line of said 1/4-1/4 section for a
distance of 330 feet to the point of beginning of the parcel here described
from the point of beginning thus obtained continue Northwardly and along
the west line of said 1/4-1/4 section for a distance of 165 feet; thence to
an angle to the right of 92 degrees 23' and 45" and run Eastwardly for
a distance of 256.41 feet to the point on the Westerly right of way line of
Cahaba Valley Road (being an 80 foot right of way); run thence in a general
Southwestwardly direction and along the Westerly right of way line of said
Cahaba Valley Road for a distance of 181 feet, more or less, to a point
which is 330 feet North of the South line of said 1/4-1/4 section; run
thence Westwardly and along a line which is 330 feet North of the South line
of said 1/4-1/4 section for a distance of 174.71 feet to the point of
beginning.

Subject to easements and restrictions of record.

GRANTOR HEREIN RESERVES A LIFE ESTATE IN THE ABOVE DESCRIBED PROPERTY UNTO
HERSELF.

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 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, I have hereunto set my hands(s) and seal(s), this 8th
day of September 1978

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1981 JAN 13 AM 8:36

Deed tax - 1.00
1.50
1.00
3.50
Frances Babb
(Seal) (Seal) (Seal)
Thomas A. Shumaker, Jr.
JUDGE OF PROBATE (Seal) (Seal)

STATE OF ALABAMA }
COUNTY } General Acknowledgment
I, the undersigned, a Notary Public in and for said County, in said State
hereby certify that Frances Babb, a single woman
whose name 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 she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 8th day of September A. D. 1978
Notary Public
Notary Public