

SEND TAX NOTICE TO:

(Name) Lorene R. Childress

(Address) P. O. Box 234, Calera, AL 35040

This instrument was prepared by

(Name) V. Wayne Causey, Attorney at Law

(Address) Post Office Drawer D, Calera, Alabama 35040

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

500.00

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00) -----Dollars

And other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we,

Roberta Ruddy, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Frances R. Douglas, Lorene R. Childress, and Dan H. Ruddy

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

SHELBY

A tract of land in the East Half of Fractional SE 1/4 of Section 20,
Township 22 South, Range 2 West, described as beginning at a point
on the North line of the right of way of the Southern Railway and
East line of Hardy Spring Branch; and run Northeasterly along said
right of way 630 feet; thence Northwest at right angles to said
Railroad 210 feet; thence Southwest and parallel with said Railroad
to the said branch; thence down said branch to the point of beginning,
EXCEPT the lot conveyed by T. W. Whatley to A. L. Sanders by deed
recorded in Deed Book 50 on page 220 in Probate Office.

The named grantor is the widow of P. K. Ruddy who died on September 11, 1980.

This instrument prepared without benefit of survey and title examination.

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 3rd
day of February, 1987.

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1987 FEB -3 PM 1:52 (Seal)
5.00

JUDGE OF PROBATE

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Roberta Ruddy, a widow
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 3rd day of February, A. D., 1987.

Notary Public

Notary Public