

GUARDIAN AND ADMINISTRATRIX DEED

THE STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That

Whereas, I, WILLIE A. RUTHERFORD, as Guardian for Thomas W. Rutherford, an incompetent, did file in the Circuit Court of Shelby County, in the State of Alabama, a report in writing and under oath, of a private sale made by me as Guardian aforesaid, and as the Administratrix of the Estate of Waymon Sanders Rutherford, deceased, of the interest owned by the said Thomas W. Rutherford, an incompetent, as aforesaid, in and to the real estate set out and described in and by the said report and hereinafter described, to CHARLES SEALES at and for the sum of Twenty-five Thousand and no/100 Dollars (\$25,000.00), and

Whereas, the said Circuit Court did, on the 4th day of March, 1988, make an order and decree in all things confirming the said private sale, and directing and requiring that I, as such Guardian, make, execute and deliver to the said Charles Seales a good and sufficient deed, conveying unto the said Charles Seales all of the right, title, interest and claim of the said Thomas W. Rutherford, an incompetent, as aforesaid, in and to the said real estate described in the said report and hereinafter described.

NOW, THEREFORE, I, the said Willie A. Rutherford, as Guardian aforesaid, and as the Administratrix of the Estate of Waymon Sanders Rutherford, deceased, for and in consideration of the sum of Twenty-five Thousand and no/100 Dollars (\$25,000.00), to me as such Guardian and Administratrix, in hand paid by Charles Seales, the receipt whereof is hereby acknowledged, do hereby grant, bargain, sell and convey unto the said Charles Seales, all of the right, title, interest and claim of the said Thomas W. Rutherford, an incompetent, and of Waymon Sanders

Charles Seales
Rt 4 Box 640
Atlasta, AL
35007

BOOK 177 PAGE 499

Rutherford, deceased, as aforesaid in and to the following described real estate, being the same real estate set out and described in the said report, situated, lying and being in the County of Shelby, State of Alabama, viz.:

Parcel 1:

From the Northeast corner of Section 2, Township 21 South, Range 3 West, run West along the North boundary line of Section 2, Township 21 South, Range 3 West for 764.57 feet, more or less, to a point on the West right-of-way line of U. S. 31 Highway; thence continue along said North Section Line for 100.83 feet, more or less, to a point on the East right-of-way line of the Louisville & Nashville Railroad; thence turn an angle of 83 deg. 06 min. to the left and run 31.03 feet along the East right-of-way line of said railroad to the point of beginning of the property herein described; thence continue along the East right-of-way line of said railroad a distance of 30 feet to a point; thence turn an angle of 88 deg. 02½ min. to the left and run Easterly 98.13 feet, more or less to a point on the West right-of-way line of U. S. 31 Highway; thence turn 90 deg. 17½ min. to the left and run Northerly along the West right-of-way line of U. S. 31 Highway a distance of 30 feet to a point; thence run in a Westerly direction a distance of 99.34 feet to the point of beginning of the property herein described. Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said CHARLES SEALES, his heirs and assigns forever.

In Testimony Whereof, I, as such Guardian and Administratrix, have hereunto set my hand and affixed my seal, this the 29th day of March, 1988.

Willie A. Rutherford
Willie A. Rutherford as
Guardian of Estate of
Thomas W. Rutherford, an
incompetent

Willie A. Rutherford
Willie A. Rutherford as
Administratrix of Estate of
Waymon Sanders Rutherford,
deceased

STATE OF ALABAMA, SHELBY COUNTY,

I, the undersigned authority, a Notary Public in and for said County and State, do hereby certify that Willie A. Rutherford, whose name is signed to the foregoing conveyance, as Guardian for Thomas W. Rutherford, an incompetent, and as Administratrix of the Estate of Waymon Sanders Rutherford, deceased, and who is known to me and known to me to be such Guardian, and Administratrix, acknowledged before me on this day that, being informed of the contents of the conveyance, she as such Guardian and Administratrix, executed the same voluntarily on the day the same bears date.

Given under my hand, this 29th day of March,

1988.

H. H. H. H. H.
Notary Public

BOOK 177 PAGE 501

STATE OF ALABAMA, SHELBY COUNTY,

CIRCUIT COURT

IN THE MATTER OF THE APPLICATION OF

Willie A. Rutherford as Guardian of Thomas W. Rutherford, an incompetent, to confirm a private sale of real estate.

I, Robert R. Armstrong, Jr., Judge of Circuit Court in and for said County and State, do hereby certify that this deed was presented to me by the person making the same. That I am satisfied that the sale under which the said conveyance is made has been duly confirmed by an order of this Court, and that this conveyance is properly made, and do hereby endorse upon this conveyance this certificate under the seal of this Court of the confirmation of the sale under which this conveyance is made and of the confirmation of this conveyance as made.

Given under my hand and official seal, this 30 day of MARCH, 1988.

Robert R. Armstrong, Jr.
Judge

08 MAR 30 11:10:27

1. Deed Tax \$ 25.00
2. Mig. Tax
3. Recording Fee 7.50
4. Indexing Fee 1.00
TOTAL 33.50