

SEND TAX NOTICE TO:

18,500

(Name) John B. Rudolph

(Address) P.O. Box 130068
Birmingham, Alabama. 34213

This instrument was prepared by

(Name) John B. Rudolph

(Address) P.O. Box 130068 Birmingham, Alabama. 35213

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars (10.00) 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, ~~X~~ we, John B. Rudolph and Wife Charlotte G. Rudolph

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

K. Frances Rudolph

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

None - twenty fourth (/24th) undivided interest in the real property shown on Exhibits "A" and "B" attached hereto and made a part here of by reference as if fully set out herein.

Subject to:

- (1) Any unpaid taxes:
- (2) Any liens, mortgages, encumbrances or other matters of record:
- (3) Such other matters as may be shown on Exhibits "A" and "B" attached hereto.

Inst # 1994-01778

01/18/1994-01778
12:47 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
DODD MCD 32.00

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, we have hereunto set our hands(s) and seal(s), this 12 day of Jan, 1994.

(Seal)

(Seal)

(Seal)

John B. Rudolph

(Seal)

John B. Rudolph

Charlotte G. Rudolph

(Seal)

Charlotte G. Rudolph

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Rudolph and wife, Charlotte G. Rudolph whose names 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 12TH day of JANUARY, A. D., 1994

Joni Beth Hallmark

Notary Public.

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PARCEL ONE

Commence at the northeast corner of the northwest quarter of the southeast quarter of Section 25, Township 18 South, Range 2 West, which corner is the point of beginning of the real estate described herein: thence south along the east line of said northwest quarter of the southeast quarter for a distance of 585.48 feet, more or less, to the intersection of said east line with the northerly right of way line of the existing county road (Cahaba Beach Road); thence in a northwesterly direction along the northerly right of way line of said road to the point on said road which is 50 feet west of the east line of said northwest quarter of the southeast quarter; thence in a northerly direction and parallel to said east line to the south line of the southwest quarter of the northeast quarter of said Section 25; thence continue on the same course for a distance of 50 feet to a point; thence 90°00'00" right in an easterly direction and parallel with said south line for a distance of 50 feet, more or less, to the point on the east line of said southwest quarter of northeast quarter of Section 25 which is 50 feet north of the point of beginning; thence 90°00'00" to the right and along said east line for a distance of 50 feet to the point of beginning.

Subject to a right of way granted by John B. Rudolph and Charlotte G. Rudolph on February 12, 1981 to Edward A. Childs, his heirs, successors and assigns for a non-exclusive easement for a roadway and utility purposes over said described property.

EXHIBIT "A"

PARCEL TWO

All of the southeast quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West, but less and except the following:

- (a) All of that portion of the said quarter-quarter section that lies north-northwest of the Little Cahaba River.
- (b) Commence at the intersection of the east line of the southwest quarter of the northeast quarter of Section 25, Township 18 South, Range 2 West and the south boundary of the Cahaba River as the point of beginning; thence south along said east line for a distance of 635.43 feet to a point; thence left $90^{\circ}0'00''$ for a distance of 50.0 feet to a point; thence left $90^{\circ}0'00''$ to the southerly boundary of the Cahaba River; thence in a southwesterly direction along the southerly boundary of the Cahaba River to the point of beginning.

Subject to:

- (a) a 50 foot wide non-exclusive easement for roadway and utilities given by John B. Rudulph and Charlotte G. Rudulph on February 12, 1981 to Edward A. Childs, his heirs, successors and assigns, and more particularly described as follows:
A 50-foot wide Right-of-Way located in the SE 1/4 of the NE 1/4 of Section 25, Township 18 South, Range 2 West, said Right-of-Way being 25 feet on each side of the following described center line: Commence at the Southwest corner of said 1/4-1/4 section; thence in a northerly direction along the westerly line of said 1/4-1/4 section, a distance of 25.02 feet to the beginning of herein described Right-of-Way; thence $92^{\circ}04'30''$ right, in an easterly direction, parallel to the southerly line of said 1/4-1/4 section, a distance of 67.00 feet to the point of beginning of a curve to the left, having a radius of 148.70 feet; thence in a northeasterly direction along said curve, a distance of 114.06 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 464.66 feet to the beginning of a curve to the right, having a radius of 110.70 feet; thence in a northeasterly direction along said curve, a distance of 117.55 feet to the end of said curve, and the beginning of a curve to the left, having a radius of 101.39 feet; thence in a northeasterly direction along said curve, a distance of 123.01 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 257.46 feet to the beginning of a curve to the left, having a radius of 390.30 feet; thence in a northeasterly direction along said curve, a distance of 148.19 feet to end of said curve; thence in a northeasterly direction along a line tangent to said curve, a distance of 550.66 feet to a point on the northerly line of said 1/4-1/4 section, said point being 184.00 feet west of the northeast corner of said 1/4-1/4 section, said point also being end of herein described Right-of-Way.

- (b) Restrictive covenants contained in the "Agreement (Restrictive Covenants)" filed on the 9th day of January, 1978 in the Probate Office of Shelby County, Alabama, at Book 23, Page 296.

01/18/1994-01778
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EXHIBIT "B"
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 32.00

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