

SEND TAX NOTICE TO:
James G. Rudolph
Patricia B. Rudolph
2936 Virginia Road
Birmingham, AL 35223

Inst # 1995-27892

This Instrument Prepared By:

Harold H. Goings
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Ten Thousand and 00/100 Dollars (\$310,000.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **WARREN K. BAILEY, an unmarried man** (herein referred to as Grantor), do grant, bargain, sell and convey unto **JAMES G. RUDOLPH AND PATRICIA B. RUDOLPH** (herein collectively referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the Map and Survey of Mountain View Lake Company, First Sector, recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 135, ALSO, a strip of land lying East of and extending along the entire length of said Lot 7, said strip being of uniform width of 38.4 feet, except any portion of the above described property lying within the bounds of the existing road.

Minerals and mining rights excepted.

Subject to:

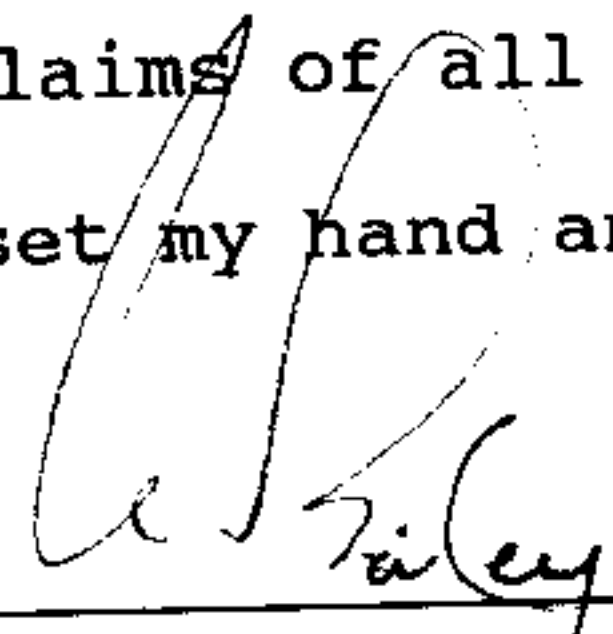
1. 1996 ad valorem taxes
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

10/04/1995-27892
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MEL 163.50

TO HAVE AND TO HOLD, to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 hand and seal this the 2nd day of October, 1995.



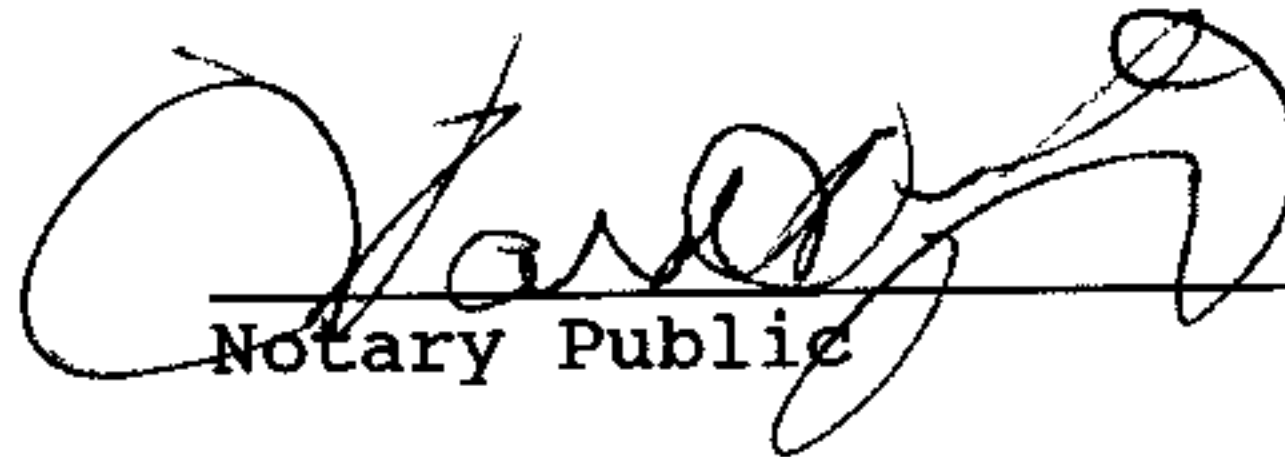
Warren K. Bailey

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Warren K. Bailey, 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of October, 1995.


Notary Public

My Commission Expires: 8-19-99

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