

This Instrument was prepared by:
Elizabeth A. Roland, Attorney
267 Village Parkway
Helena, AL 35080

20040615000321590 Pg 1/3 119.50
Shelby Cnty Judge of Probate, AL
06/15/2004 08:30:00 FILED/CERTIFIED
Shelby County Judge of Probate
Kerry Patton Rutherford
Mary Lou Rutherford
818 King Street
Helena, AL 35080

WARRANTY DEED

NO TITLE EXAMINATION MADE
NO SURVEY EXAMINED.
DESCRIPTION FURNISHED BY
GRANTOR.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred and no/100 (\$100.00) Dollars and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Clytie Mae Rutherford, a unmarried woman, (herein referred to as Grantor), grant, bargain, sell and convey unto Kerry Patton Rutherford and wife, Mary Lou Rutherford, as joint tenants, with right of survivorship (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

Three parcels described as follows:

Parcel No. 1:

The South one-half of Lot 21, Block 2, according to the survey of Mullins Addition to Helena as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Parcel No. 2:

Lot #20, according to J. R. McMillans Map of Mullins Addition to Town of Helena, Alabama, and more fully described as follows: Beginning at the Southeast corner of said Lot #20, and run North 100 feet, thence West 276.6 feet, thence Southwest 121 feet, thence Southeast 10 feet thence, East 340 feet to point of beginning.

Parcel No. 3:

A strip of land 50 feet wide off of the North side of Lot 21 being in the Southeast

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Quarter of Northeast Quarter of Section 21, Township 20, Range 3 West, in the Town of Helena, Alabama, according to McMillans survey.

This conveyance is subject to property taxes and existing easements and restrictions of record.

Clytie Mae Rutherford is the surviving grantor of that certain deed recorded in Book 217, Page 862. George W. Rutherford the other grantee in that certain deed died May 19, 2002.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantee(s), his, her or 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 Grantee(s), his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal as of this the 8 day of June, 2004.

Clytie Mae Rutherford (L.S.)
Clytie Mae Rutherford

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STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for State of Alabama at Large, hereby certify that Clytie Mae Rutherford, 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 this conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of JUNE, 2004.

Barbara G. Banner

Notary Public