

This instrument was prepared by  
(Name) Karl C. Harrison  
(Address) Attorney at Law  
Columbiana, Ala. 35051

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

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Shelby Cnty Judge of Probate, AL  
04/10/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fourteen Thousand Three Hundred and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Johnny W. O'Grady and wife, Linda L. O'Grady

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

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

A parcel of land situated in the W $\frac{1}{2}$  of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the Northwest corner of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  and go South 81 deg.. 25 min. East along the North boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 213.95 feet to the point of beginning being on the South boundary of Shelby County Highway No. 12; thence continue along this line 419.65 feet; thence North 24 deg. 29 min. West for 209.32 feet to the South boundary of Highway 12; thence along this boundary North 78 deg. 38 min. East for 66.57 feet; thence South 21 deg. 20 min. East for 532.36 feet; thence South 79 deg. 23 min. West for 867.53 feet to the West boundary of Section 7; thence North 5 deg. 38 min. East along this boundary 387.18 feet to a point on a curve on the South boundary of Highway 12; thence along this curve 258.10 feet to the point of beginning. All corners are marked by irons and tract contains 7.15 acres.

Subject to restrictive covenants contained in that certain deed from Victor Scott Construction Company, Inc. to Jack E. Crouch recorded in Deed Book 279, page 162 in the Probate Office of Shelby County, Alabama.

April 9 73 2:45 P.M.  
1450

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 15th day of March, 1973.

(Seal) Johnny W. O'Grady (Seal)  
(Seal) Linda L. O'Grady (Seal)  
(Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

General Acknowledgment

I, Leon C. Burk, a Notary Public in and for said County, in said State, hereby certify that Johnny W. O'Grady and wife, Linda L. O'Grady 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 9th day of March, A. D., 1973.

Leon C. Burk  
Notary Public

My Commission Expires Sept. 24, 1973