

This instrument prepared by

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of One Hundred and no/100----- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Johnny O'Grady and wife, Linda L. O'Grady
(herein referred to as grantors) do grant, bargain, sell and convey unto

S. M. Bird, Jr. and Patricia M. Bird

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lot 15, Lacoosa Estates as shown on plat recorded in the Probate Office of Shelby
County, Alabama in Map Book 5, Page 35.

19750606000027160 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/06/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN -6 PM 2:32
Weld Tye 25-00
Conrad M. Brundage
JUDGE OF PROBATE

BOOK 292 PAGE 538

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 (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 hand(s) and seal(s), this 6th
day of June, 1975.

WITNESS:

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

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, H. J. Conwill, a Notary Public in and for said County, in said State,
hereby certify that Johnny O'Grady and wife, Linda L. O'Grady
whose name S 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 6th day of June, 1975.

