

This instrument was prepared by

(Name) Karl C. Harrison
Attorney at Law
(Address) Columbiana, Ala. 35051

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Shelby Cnty Judge of Probate, AL
01/30/1973 12:00:00 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Johnny B. Blankenship, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto
Johnny W. O'Grady and Linda L. O'Grady

(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:

A parcel of land situated in the $N\frac{1}{2}$ of Section 7, Township 22 South, Range 2 West, described as follows:

Commence at the NE corner of the $SE\frac{1}{4}$ of the $NW\frac{1}{4}$ of Section 7 and go South 37 deg. 49 min. East for 39.78 feet to the point of beginning; thence South 81 deg. 33 min. East for 186.35 feet; thence South 25 deg. 20 min. East for 86.19 feet; thence South 64 deg. 40 min. West for 462.00 feet to the East boundary of Overhill Road; thence North 25 deg. 20 min. West along this boundary 328.50 feet to the South boundary of Shelby County Highway No. 12; thence North 63 deg. 16 $\frac{1}{2}$ min. East along this boundary for 399.00 feet; thence South 6 deg. 14 min. West for 176.10 feet to the point of beginning.

All corners are marked by irons and tract contains 3.0 acres.

Subject to restrictions and covenants shown in that certain deed from Victor Scott Construction Company to Johnny B. Blankenship dated July 22, 1972 and recorded in Deed Book 275, Page 404 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY
JAN 30 PM 2:47
REC. FILED PROBATE
U.C.C. FILED PROBATE
CONFIRMED BY
1973 JAN 30 PM 2:47

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, I have hereunto set my hand(s) and seal(s), this 18th day of January, 1973

WITNESS:

Julie C. McClure (Seal)

Johnny B. Blankenship (Seal)
Johnny B. Blankenship

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, John Peterson, a Notary Public in and for said County, in said State, hereby certify that Johnny B. Blankenship, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, 19 being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19 day of January, A. D., 19 73.

John Peterson
Notary Public.