

See Map 329 - 508

This instrument was prepared by Karl C. Harrison, Attorney at Law  
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Three Thousand Eight Hundred and no/100 Dollars and the execution of a mortgage to Merchants & Planters Bank Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jack E. Crouch and wife, Shirley M. Crouch (herein referred to as grantors) do grant, bargain, sell and convey unto Johnny M. 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  $W\frac{1}{2}$  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.

Also, begin at the Southwest corner of  $NE\frac{1}{4}$  of  $SW\frac{1}{4}$  of Section 7, Township 22 South, Range 2 West; thence run North 22 deg. 35 $\frac{1}{2}$  min. East for 549.85 feet to the point of beginning; thence continue along this line 398.53 feet to a point on a curve on the South boundary of Plateau Road, said curve having a central angle of 20 deg. 04 min., a radius of 292.04 feet and subtended by a cord bearing North 89 deg. 03 min. East for 101.42 feet; thence along this curve 101.77 feet; thence North 79 deg. 01 min. East for 168.20 feet to the West boundary of Meadowood Lane; thence along this boundary South 12 deg. 18 min. East for 331.35 feet to the beginning of a curve to the left having a central angle of 9 deg. 02 min., a radius of 317.94 feet and subtended by a cord bearing South 16 deg. 49 min. East for 50.00 feet; thence along this curve for 50.00 feet; thence South 86 deg. 36 min. West for 505.75 feet to the point of beginning, containing 3.2 acres.

Also, a parcel of land situated in the  $SW\frac{1}{4}$  of the  $NE\frac{1}{4}$  of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the Northwest corner of the  $SW\frac{1}{4}$  of the  $NE\frac{1}{4}$  of Section 7 and go South 37 deg. 49 min. East for 39.78 feet; thence South 81 deg. 33 min. East for 186.35 feet; thence South 82 deg. 10 min. East for 435.19 feet to the point of beginning; thence South 12 deg. 29 min. East for 432.00 feet to the North boundary of Woodfield Road; thence North 77 deg. 31 min. East along this boundary 441.30 feet to the beginning of a curve to the right having a central angle of 111 deg. 03 min., and a radius of 60.00 feet; thence along this curve 116.29 feet; thence North 8 deg. 34 min. East for 170.70 feet; thence North 82 deg. 01 min. West for 623.85 feet to the point of beginning. All corners are marked by irons and tract contains 4.05 acres.



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Shelby Cnty Judge of Probate, AL  
03/14/1973 12:00:00 AM FILED/CERT

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BOOK



Also a parcel of land situated in the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the Northwest corner of the S $\frac{1}{2}$  of the NE $\frac{1}{4}$  of Section 7 and go south 37 deg. 49 min. East for 39.78 feet; thence south 81 deg. 33 min. East for 136.35 feet; thence south 82 deg. 10 min. East for 435.19 feet; thence south 82 deg. 01 min. East for 623.85 feet to the point of beginning; thence south 81 deg. 50 min. east for 727.32 feet; thence south 39 deg. 18 min. East for 62.65 feet; thence south 50 deg. 42 min. West for 460.00 feet; thence North 63 deg. 50 min. West for 487.66 feet to a point on a curve to left on the East boundary of Woodfield Road, said curve having a central angle of 107 deg. 36 min. and a radius of 60.00 feet; thence along this curve for 112.67 feet; thence North 8 deg. 34 min. East for 170.70 feet to the point of beginning. All corners are marked by irons and tract contains 4.65 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.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 and seals this 12<sup>th</sup> day of February, 1973.

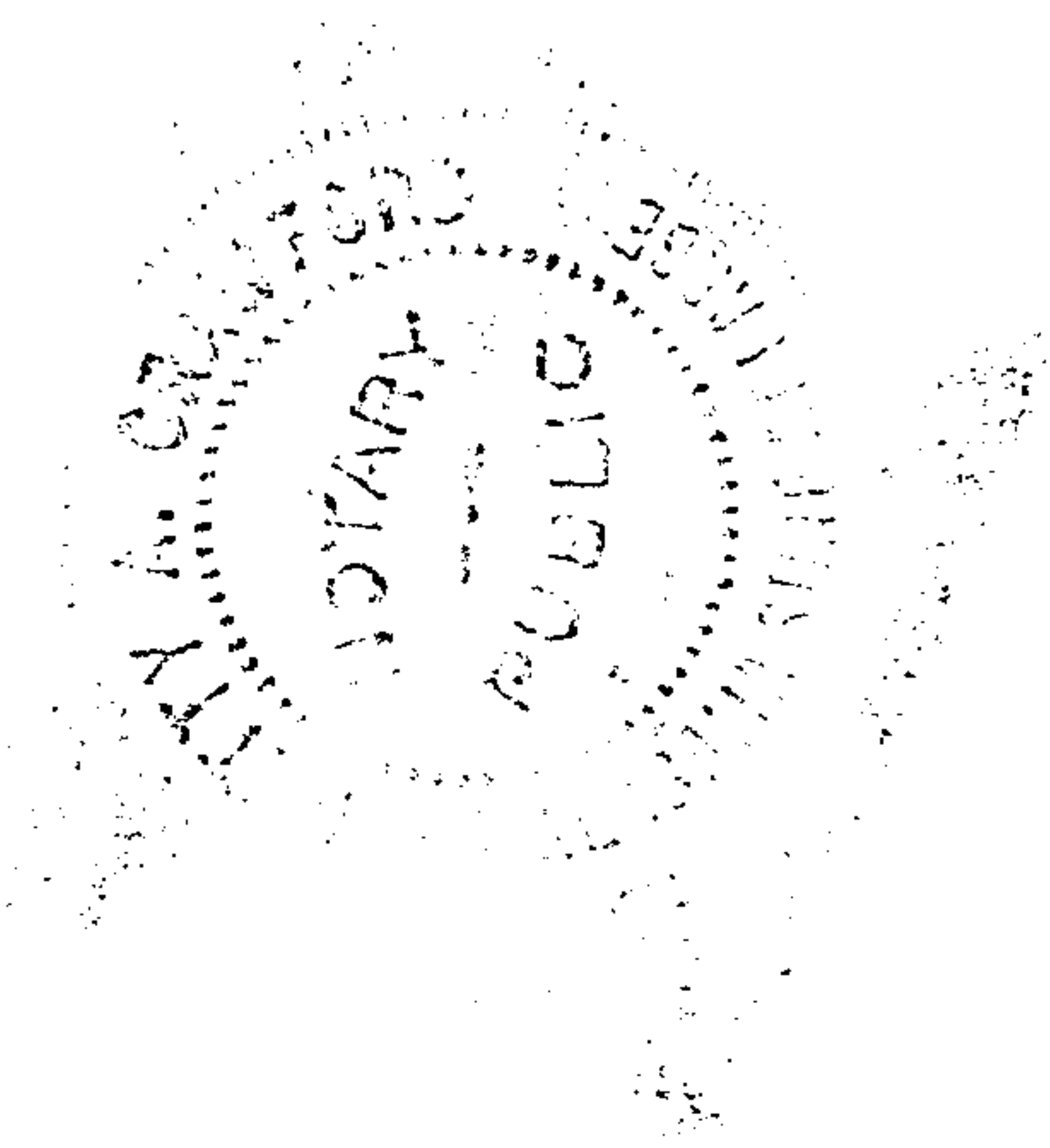
Jack E. Crouch (SEAL)  
Jack E. Crouch  
Shirley M. Crouch (SEAL)  
Shirley M. Crouch

STATE OF ALABAMA  
SHELBY COUNTY

I, Betty A. Crawford Notary Public in and for said County, in said State, hereby certify that Jack E. Crouch and wife, Shirley M. Crouch, 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) 12<sup>th</sup> day of February 1973.

Betty A. Crawford  
Notary Public  
My Commission Expires July 27, 1974



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FILED  
MAR 14 1973  
SHELBY COUNTY, ALABAMA