

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
03/14/1973 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 Eighteen Hundred Twenty and no/100 DOLLARS  
and execution of mortgage to Merchants & Planters Bank

to the undersigned grantor or 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

Johnry 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 NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, Township 22 South, Range 2 West,  
described as follows: Beginning at the Southwest corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section,  
go North 6 deg. 01 min. East for 528.69 feet to the South boundary of Meadowood Lane; thence  
South 37 deg. 31 min. East along this boundary for 339.30 feet; thence South 1 deg. 00 min.  
West for 568.00 feet to the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence North 81 deg. 27 min.  
West along this boundary for 388.67 feet to the point of beginning. All corners are marked  
by irons and tract contains 4.54 acres.

Also, a parcel of land situated in the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, Township 22 South, Range  
2 West, described as follows: Beginning at the Southeast corner of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of  
Section 7, go North 81 deg. 27 min. West along the South boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section 409.85  
feet; thence North 11 deg. 03 min. West for 593.93 feet to a point on a curve on the South  
boundary of Meadowood Lane, said curve having a central angle of 78 deg. 08 min. and a radius  
of 60.00 feet; thence Northeasterly along this curve 81.82 feet; thence South 48 deg. 08 min.  
East for 627.40 feet to the East boundary of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence South 5 deg. 26 min.  
West along this boundary for 238.22 feet to the point of beginning. All corners are marked  
by irons and tract contains 4.62 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 167  
in 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 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 12<sup>th</sup>  
day of February, 19 73.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal) Jack E. Crouch

(Seal) Shirley M. Crouch

(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, Betty A. Crawford, a Notary Public in and for said County, in said State,  
hereby certify that Jack E. Crouch and wife, Shirley M. Crouch  
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 12<sup>th</sup> day of February, A. D., 19 73.

Betty A. Crawford  
Notary Public.  
My Commission Expires July 27, 1975