

This instrument was prepared by

(Name) W. A. Jenkins, Jr.

(Address) 302 Frank Nelson Bldg. Birmingham, Alabama

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-eight Thousand Seven hundred and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael E. O'Grady, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Randy Eugene Rubrigi and wife, Susan H. Rubrigi

(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 5, Block 1, according to the survey of "Green Valley" as recorded in Map Book 5, page 94, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes due in the year 1974.

Restrictive Covenants and Conditions filed for record on 20th April, 1972, in Misc. Book 1 page 10.

30 foot building line from Dale Drive.

Utility Easement on South and West side of said lot as shown on recorded Map of said subdivision.

Transmission line permits to Alabama Power Company recorded in Deed Book 101 page 79 and Deed Book 126 page 174 and in Deed Book 277, page 23 in Probate Office.

Agreements with Alabama Power Company dated 18th Nov. 1971 and recorded in Misc. Book 1 page 305 and page 308 in Probate Office.

\$28,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The herein named Grantor, Michael E. O'Grady, is the surviving grantee of deed recorded in Vol. 274 page 310, Probate Office of Shelby County, Ala. the other grantee, Sharon Y. O'Grady having died on the 14 day of Oct 1973.

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 4th day of April, 1974.

WITNESS

(Seal)

Michael E. O'Grady

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

19740409000016770 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/09/1974 12:00:00 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. O'Grady, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, 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 4th day of April, A.D. 1974.

My Commission Expires May 12, 1977 Notary Public.