

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

Form 1-1-5 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 FORTY SIX THOUSAND AND NO/100 (\$46,000.00) DOLLARS

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

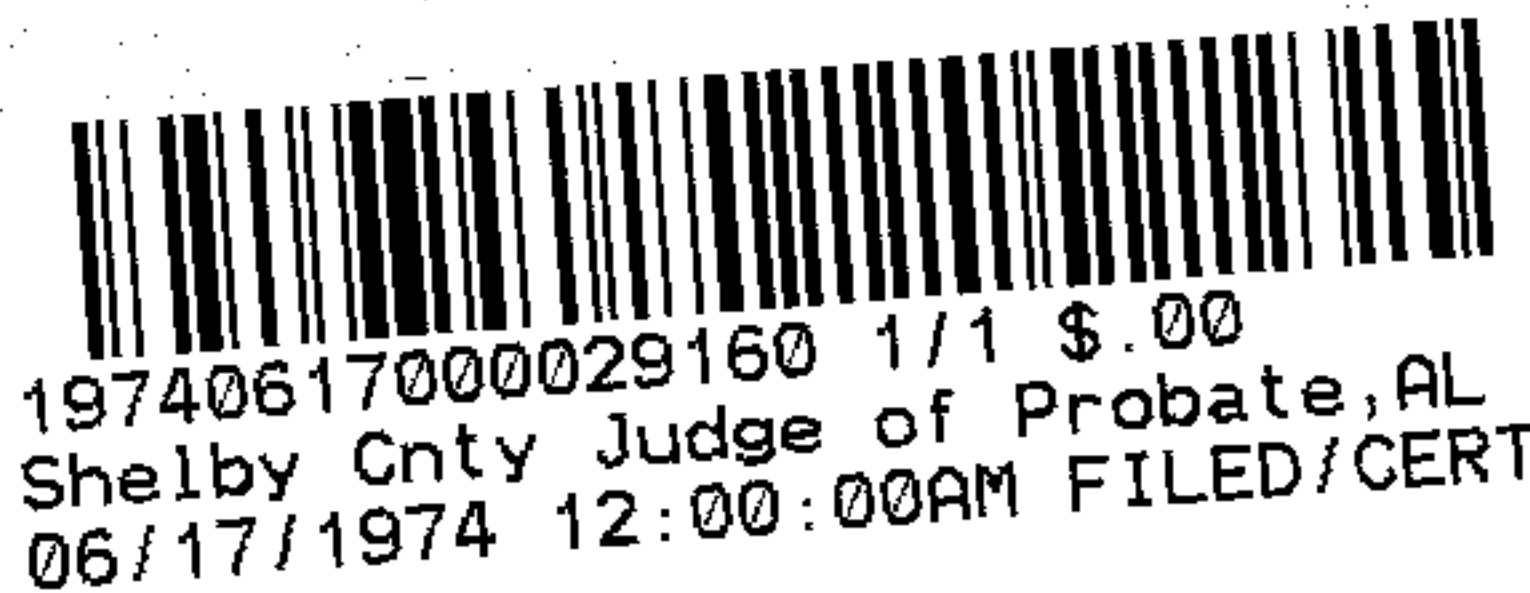
Buddy J. Carmichael and wife, Sherry H. Carmichael

(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 part of NW 1/4 of SE 1/4 of Section 7, Township 22 South, Range 2 West, containing 4.54 acres more particularly described as follows: Start at the SW corner of the NW 1/4 of SE 1/4 of said Section 7, which is the point of beginning; run North 6 degrees 01' East for 528.69 feet to the South boundary of Meadowood Lane; thence run South 87 degrees 31' East for 339.30 feet to an iron pin; thence run South 1 degree 00' West for 568.0 feet to an iron pin; thence run North 81 degrees 27' West 388.67 feet to point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$36,800.00 of the purchase price recited above was paid from mortgage loan, closed simultaneously herewith.



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Carmichael

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 14th day of June, 1974.

WITNESS:

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

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny W. O'Grady and wife, Linda L. O'Grady 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 14th day of June, A. D., 1974.

Frank K. Bynum
Notary Public.