

Lawyers Title Insurance Corporation

BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollar and the assumption of the unpaid balance due on that certain mortgage to Merchants and Planters Bank

to the undersigned grantor, B. J. & D. Development Corporation, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Johnny 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:

From the northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West run southerly along the east boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 662.75 feet to the point of beginning of the land herein described; thence continue southerly along the east boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 680.94 feet; thence turn right an angle of 93 deg. 58 min. 45 sec. and run westerly 435.53 feet; thence turn right an angle of 49 deg. 46 min. 15 sec. and run northwesterly 857.89 feet; thence turn right an angle of 128 deg. 45 min. and run easterly 942.66 feet to the point of beginning. This land being a part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, and being 10.58 acres, more or less, situated in Shelby County, Alabama.

19741001000048140 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/01/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 OCT 1 AM 7:51
REC. BK. & PAGE AS SHOWN ABOVE
U.C. FILE NUMBER OR
JUDGE OF PROBATE
Conrad M. Johnson

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September 1974.

ATTEST:

Johnny O'Grady
Secretary

B. J. & D. DEVELOPMENT CORPORATION
By *Thomas R. Davis*
President

STATE OF ALABAMA
COUNTY OF SHELBY

I, Dean C. Burt, a Notary Public in and for said County in said State, hereby certify that Thomas R. Davis whose name as President of B. J. & D. DEVELOPMENT CORPORATION a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30th day of September 19 74.

My Commission Expires October 4, 1977