

This instrument was prepared by

(Name) Jack R. Thompson, Jr.
(Address) 620 North 22nd Street
Birmingham, Alabama

19750127000004160 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/27/1975 12:00:00AM 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,

see mtg 344-150

That in consideration of Forty two thousand five hundred and no/100-----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

Robert L. Sullivan, Jr. and wife, Deborah S. Sullivan
(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:

Commence at the SW 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 $\frac{1}{2}$ ' 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', a radius of 292.04 feet and subtended by a
cord bearing North 89 deg. 08' East for 101.42 feet; thence along this curve 101.77 feet;
thence North 79 deg. 01' East for 168.20 feet to the West boundary of Meadowood Lane;
thence along this Boundary South 12 deg. 18' East for 331.35 feet to the beginning of a curve
to the left having a central angle of 9 deg. .02' , a radius of 317.94 feet and subtended by a
cord bearing South 16 deg. 49' East for 50.00 feet; thence along this curve for 50.00 feet;
thence South 86 deg. 36' West for 505.75 feet to point of beginning, containing 3.2 acres
more or less. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes (2) Restrictions and covenants dated 12th March, 1972 and
recorded in Deed Book 279 on page 162 in Probate Office. And this binder insures that said
covenants and restrictions have not been violated and that a future violation will not result
in a forfeiture or reversion of title (3) Such state of facts as would be disclosed by accurate
survey and inspection of the premises

\$35,500.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith

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 ~~X~~(we) do for ~~XXXXX~~ ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~XX~~ (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 23rd
day of January, 1975

WITNESSES

(Seal)

(Seal)

(Seal)

Johnny W. O'Grady
Linda L. O'Grady
(Seal)
(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 23rd day of January, A. D., 1975

Jack R. Thompson, Jr.
Notary Public.