

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

5766

That in consideration of Twenty five thousand DOLLARS and other good and valuable considerations and the assumption of the unpaid balance on that certain mortgage to First Federal Savings and Loan Association of Jasper, Recorded in Mortgage Book 330, Page 13 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

Larry Lane Chapman and Joanna R. Chapman

(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 North one-half of Section 7, Township 22, South Range 2 West, described as follows:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 7 and go South 37 degrees 49 minutes East for 39.78 feet; thence South 81 degrees 33 minutes East for 186.35 feet; thence South 25 degrees 20 minutes East for 86.19 feet to the point of beginning; thence continue along this line 284.00 feet; thence South 64 degrees 40 minutes West for 462.00 feet to the East boundary of Overhill Road; thence North 25 degrees 20 minutes West along this boundary 284.00 feet; thence North 64 degrees 40 minutes East for 462.00 feet to the point of beginning. All corners are marked by irons and tract contains 3.0 acres.

Also a parcel of land situated in the North one-half of Section 7, Township 22 South, Range 2 West described as follows:

Commence at the Northeast corner of the Southeast Quarter of the Northwest Quarter of Section 7 and go South 37 degrees 49 minutes East for 39.78 feet to the point of beginning; thence South 81 degrees 33 minutes East for 186.35 feet; thence South 25 degrees 20 minutes East for 86.19 feet; thence South 64 degrees 40 minutes West for 462.00 feet to the East boundary of Overhill Road; thence North 25 degrees 20 minutes West along this boundary 328.50 feet to the South boundary of Shelby County Highway No. 12; thence North 63 degrees 16 1/2 minutes East along this boundary for 399.00 feet; thence south 6 degrees 14 minutes West for 176.10 feet to the point of beginning. All corners are marked by irons and tract contains 3.0 acres.

Subject to restrictive covenants recorded in deed Book 275 page 402 and deed Book 275 page 404 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 14th day of June, 1975.



19750616000030780 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/16/1975 12:00:00AM FILED/CERT

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

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

STATE OF ALABAMA)
SHELBY COUNTY)

General Acknowledgment

I, Martha B. Joiner, 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., 1975.

Martha B. Joiner
Notary Public

19750616000030780 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/16/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 16 PM 1:44
Book 292 25.00
Conrad M. McInnis
JUDGE OF PROBATE

BOOK 292 PAGE 883