

This instrument was prepared by

(Name) This instrument was prepared by J. W. Patton, Jr., Stone, Patton & Morse, Bessemer, Alabama

(Address) \_\_\_\_\_

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Shelby Cnty Judge of Probate, AL  
07/31/1975 12:00:00AM FILED/CERT

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 }  
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS, 6606

That in consideration of -FORTY SIX THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

*See Mtg 347-585*

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 O'Grady,

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

Dan N. Hawks and Clara J. Hawks,

(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 located in NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of said quarter-quarter section; thence in a Westerly direction along South line of said quarter-quarter section a distance of 409.85 feet; thence 70° 24' right in a Northwesterly direction a distance of 593.93 feet to a point on a curve to the left, said curve having a central angle of 78° 08' and a radius of 60.0 feet; thence along arc of said curve in a Northeasterly direction a distance of 81.82 feet; thence 90° right, measured from tangent of said curve, in a Southeasterly direction a distance of 627.40 feet; thence 53° 34' right in a Southerly direction a distance of 238.22 feet to the point of beginning.

Subject to current year's taxes, restrictive covenants and conditions of record.

\$35,000.00 of the above recited consideration was furnished to grantees through a mortgage loan from First Federal Savings and Loan Association of Bessemer, closed simultaneously with the delivery of this deed.

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 ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 ~~our~~ (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 30th day of July, 1975.

BOOK 293 PAGE 719

STATE OF ALABAMA }  
I CERTIFY THIS }  
INSTRUMENT WAS FILED }  
1975 JUL 31 AM 8:58 }  
Need copy 11.50 }  
Comed in Bessemer }  
JUDGE OF PROBATE

(Seal) \_\_\_\_\_  
Johnny W. O'Grady (Seal)  
Linda 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 O'Grady, whose name s 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 30th day of July, A. D., 1975.

Bernice Daluis  
Notary Public.