

This instrument prepared by

(Name) Harrison and Conwill
Attorneys at Law
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and No/100 ----- DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Johnny O'Grady and wife, Linda L. O'Grady

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

Richard Richmond, Jr. and Elaine B. Richmond

(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 NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, described as follows: Commence at the southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 7 and go north 81 deg. 27 min. west along the south boundary of said quarter-section Section for 409.85 feet to the point of beginning; thence continue along this line for 300.35 feet; thence north 4 deg. 28 min. west for 604.00 feet to the south boundary of Meadowood Lane; thence south 87 deg. 31 min. east along this boundary for 200.0 feet to the beginning of a curve to the left having a central angle of 62 deg. 29 min., and a radius of 60.0 feet; thence along this curve 65.43 feet; thence south 11 deg. 03 min. east for 593.93 feet to the point of beginning, containing 3.62 acres, more or less, and situated in Shelby County, Alabama.

Subject to restrictive covenants as shown by Deed Book 279, Page 162 in the Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 APR -9 AM 8:09

Deed Book 279 Page 100

Conceded by Probate
JUDGE OF PROBATE

19760409000031830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/09/1976 12:00:00AM FILED/CERT

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
day of April, 1976.

WITNESS:

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

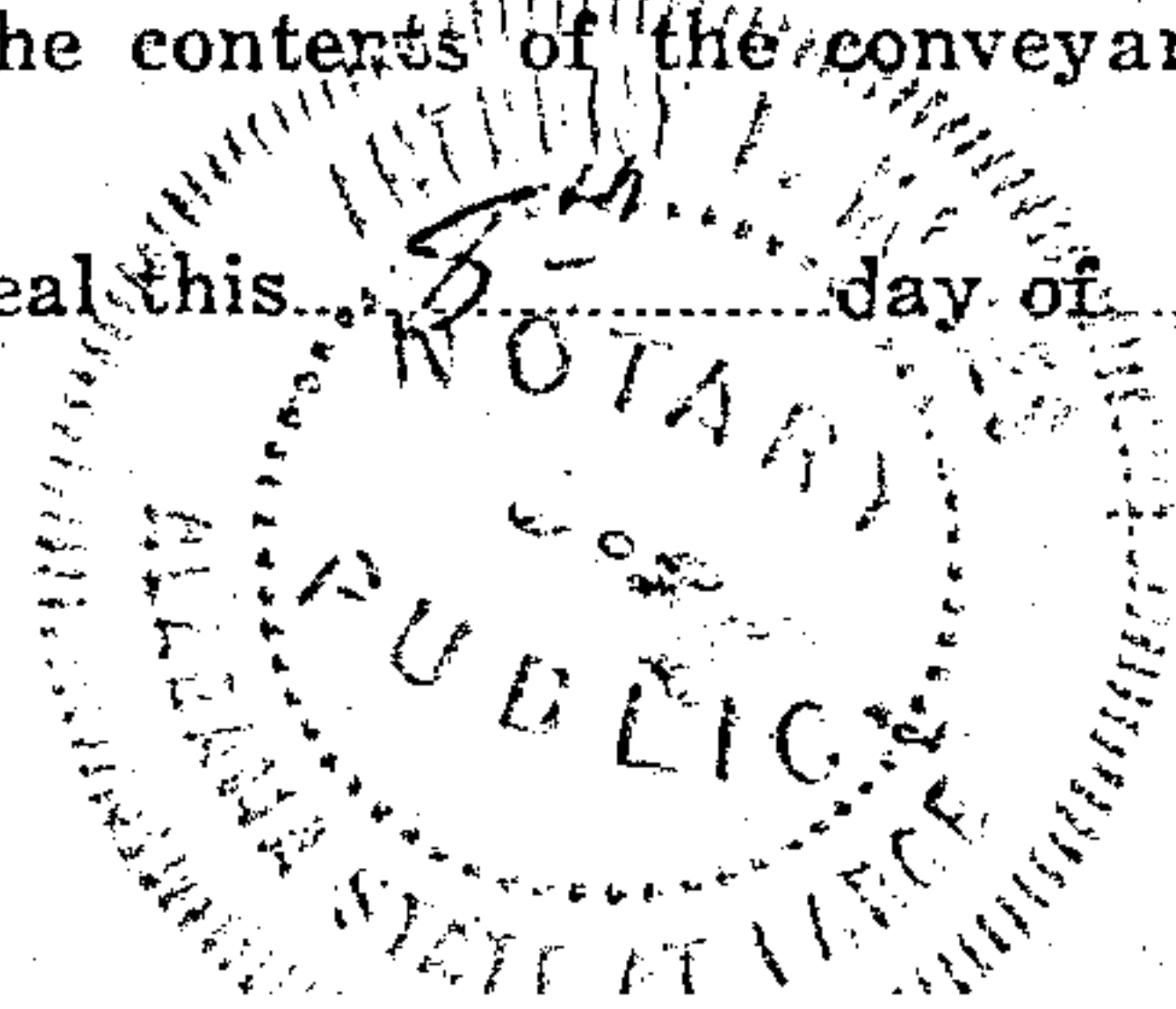
Johnny O'Grady (Seal)
Linda L. O'Grady (Seal)
_____(Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Johnny 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 April day of April, A. D., 1976.



Notary Public.