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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 Thousand and no/100----- DOLLARS

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

Ronald N. Brown and Bonnie M. Brown

(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 Northwest corner of Section 25, Township 20 South, Range 3 West, run Easterly along the North boundary line of the said Section 25, Township 20 South, Range 3 West for 946.0 feet, more or less, to a point on the East right-of-way line of the Old U.S. 31 Highway; thence turn an angle of 74 deg. 05 min. to the right and run Southeasterly along the East right-of-way line of the Old U.S. 31 Highway for 1030.0 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 71 deg. 40 min. to the left and run Northeasterly for 142.0 feet; thence turn an angle of 81 deg. 06 min. to the right and run Southeasterly for 116.32 feet; thence turn an angle of 98 deg. 54 min. to the right and run westerly 122.0 feet, more or less, to a point on the East right-of-way line of the Old U.S. 31 Highway; thence turn an angle of 71 deg. 40 min. to the right and run Northwesterly along the East right-of-way line of the Old U.S. 31 Highway for 121.0 feet to the point of beginning. This land being a part of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, and being 0.348 acres, more or less. EXCEPTING however from the above described land the right-of-way of the New U.S. 31 Highway as now located.



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Shelby Cnty Judge of Probate, AL
09/04/1976 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 1976

(Seal)
(Seal)
(Seal)

(Seal)
(Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, W. Gray Jones, 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 2nd day of Sept A. D., 1976.