

This instrument was prepared by

(Name) Wallace, Ellis, Head and Fowler

(Address) Columbiana, Alabama 35051

19770819000087050 1/2 \$.00
Shelby Cnty Judge of Probate, AL
08/19/1977 12:00:00AM FILED/CERT

691

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS
and the exchange of land

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Johnny Knowles a/k/a John Larry Knowles, and wife, Sarah Jean Knowles; Barbara Knowles Pickett and sband, Harold Pickett; Jimmy Knowles a/k/a James Floyd Knowles, Jr. and wife, Mildred Knowles. antors certify that they are the sole surviving heirs at law of James Floyd Knowles and Thelma (herein referred to as grantors) do grant, bargain, sell and convey unto Knowles, who heretofore died intestate.)

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

(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:

An easement and right of way for road and other lawful purposes over and along the following described parcels of land:

Parcel 1: A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the SW corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run thence in an Easterly direction along the southern boundary thereof a distance of 238.18 feet, more or less, to a point on the westerly right-of-way line of Shelby County Road No. 12; thence turn to the left and run in a northeasterly direction along the westerly right-of-way line of said highway a distance of 42.42 feet to a point; thence turn to the left and run westerly parallel with the southern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 270.69 feet to a point on the west boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn to the left and run southerly along the western boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 30 feet, more or less, to point of beginning.

Parcel 2: A portion of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, T-22-S, R-2-W described as follows: Begin at the SW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 6, T-22-S, R-2-W and run northerly along the west side of the said quarter-quarter for 30.10 ft. to the point of beginning. Then continue northerly along the said quarter-quarter line for 80.10 ft., then turn an angle of 112 deg. 35 min. 40 sec. to the right and run southeasterly for 161.93 ft., then turn an angle of 17 deg. 55 min. 22 sec. to the left and run easterly for 153.24 ft. to a point on the northwest right of way of Shelby County Road No. 12, then turn an angle of 134 deg. 35 min. 57 sec. to the right and run southwesterly along the northwest R.O.W. of said road for 42.13 ft. then turn an angle of 45 deg. 24 min. 03 sec. to the right and run westerly for 271.12 ft. back to the point of beginning. The above parcel contains .284 acres.

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 18th day of August, 1977.

WITNESS:

Johnny Knowles a/k/a John Larry Knowles (Seal)
Sarah Jean Knowles (Seal)
Mildred Knowles (Seal)

Barbara Knowles Pickett (Seal)
Harold Pickett (Seal)
Jimmy Knowles a/k/a James Floyd Knowles, Jr. (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

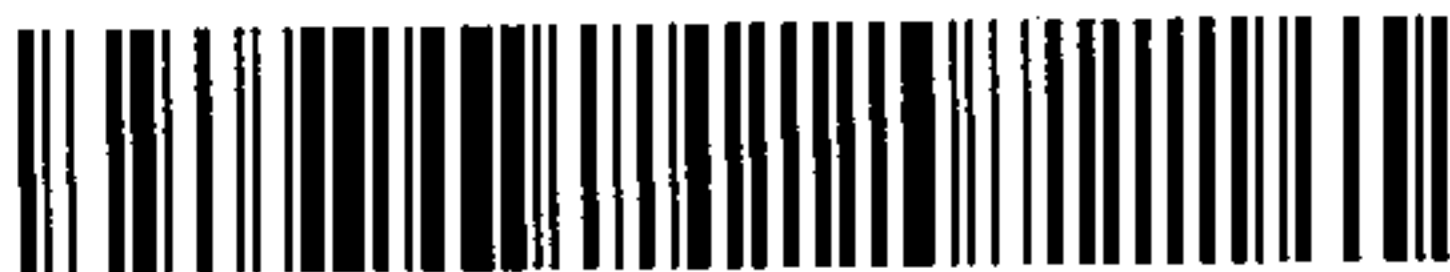
I, the undersigned, hereby certify that Johnny Knowles a/k/a John Larry Knowles and wife, Sarah Jean Knowles whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August, A. D. 1977.

Lowell M. Foster, Jr.

Notary Public.

SEE OTHER SIDE FOR OTHER ACKNOWLEDGMENTS



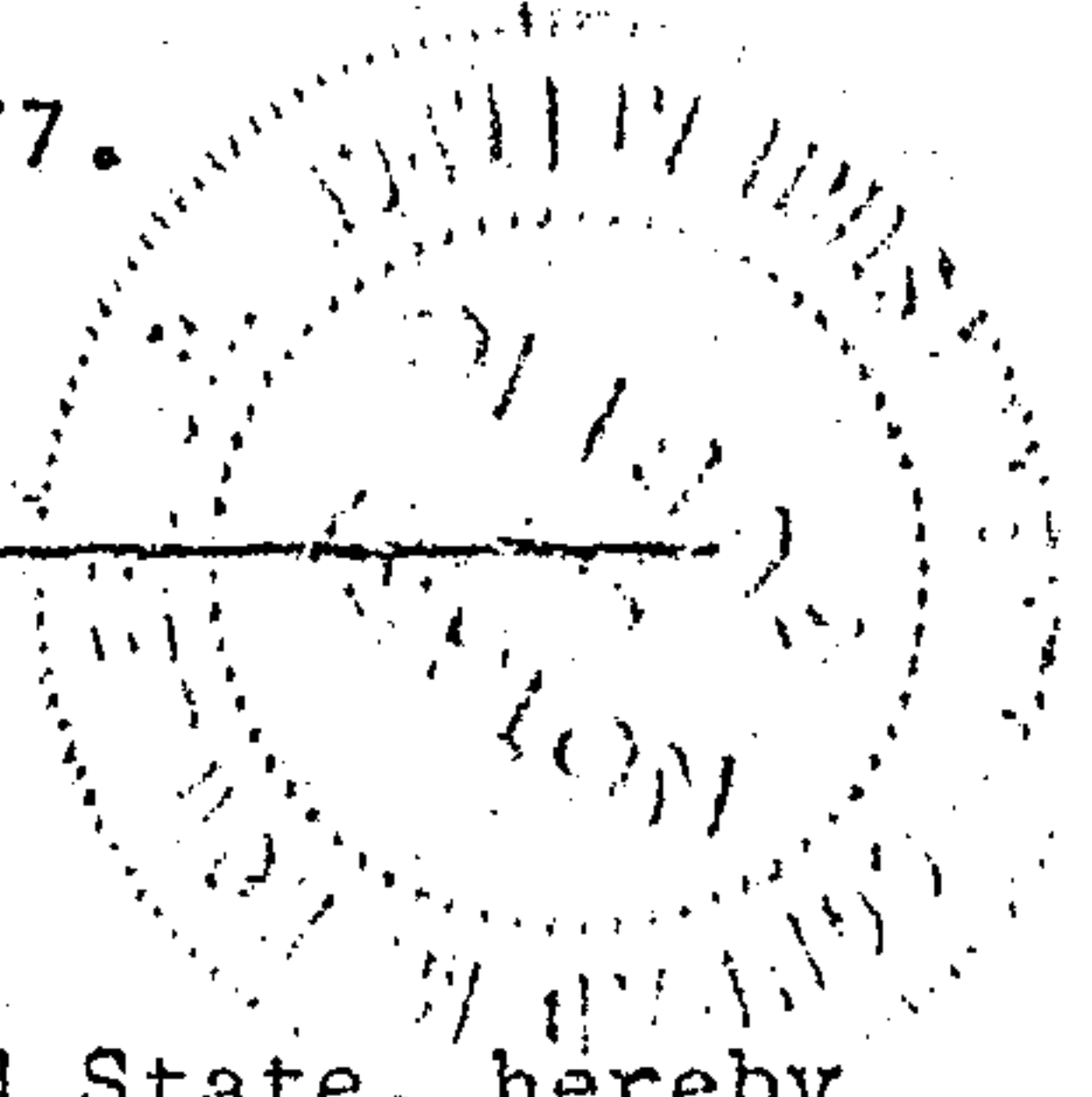
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Shelby Cnty Judge of Probate, AL
08/19/1977 12:00:00AM FILED/CERT

State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Knowles Pickett and husband, Harold Pickett, 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 18th day of August, 1977.

Howard M. Foster, Jr.
Notary Public

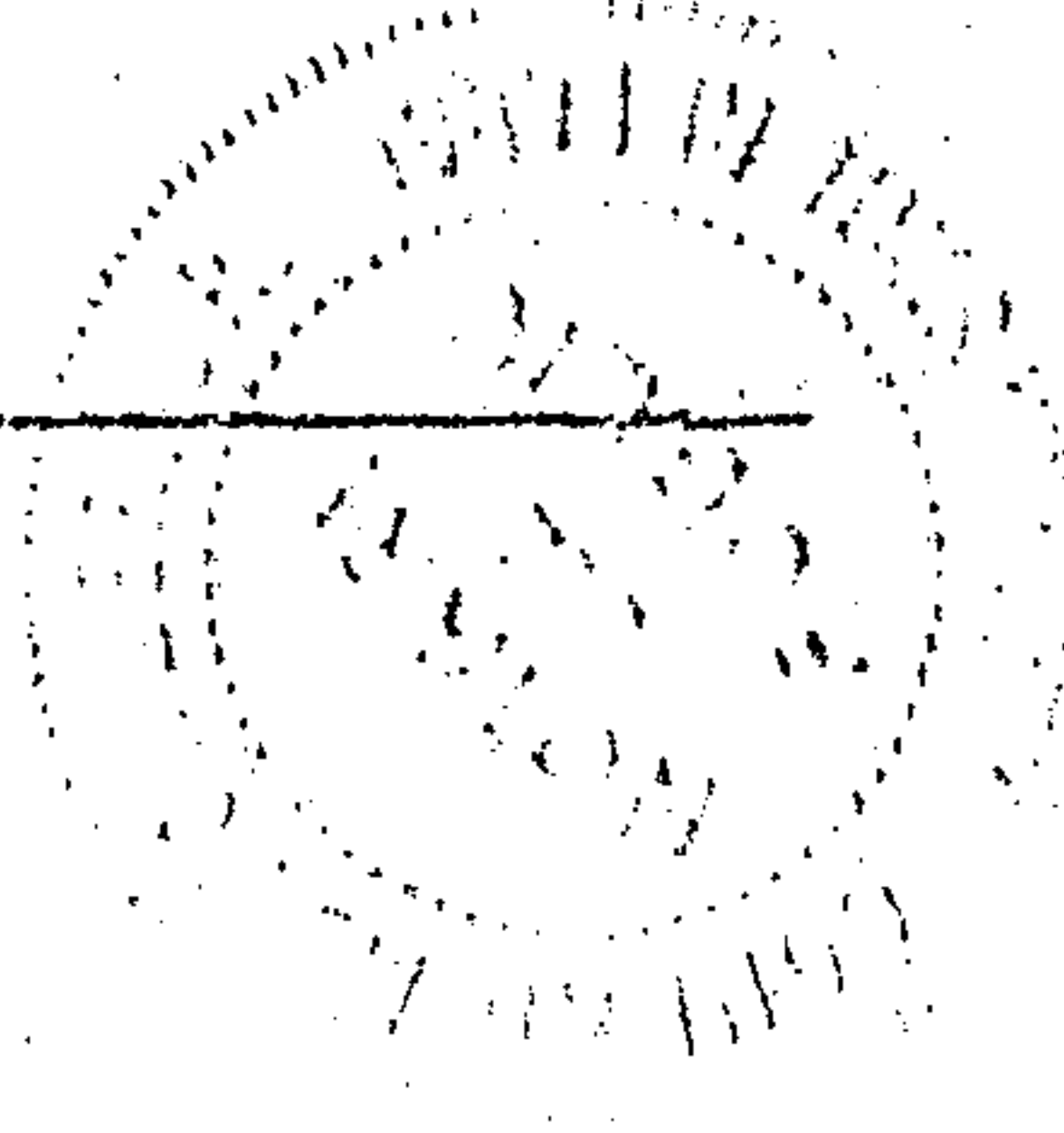


State of Alabama
Shelby County

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy Knowles a/k/a James Floyd Knowles, Jr. and wife, Mildred Knowles, 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 18th day of August, 1977.

Howard M. Foster, Jr.
Notary Public



BOOK 307 PAGE 326

STATE OF ALA. SHELBY CO.
JULY 1977

1977 AUG 19 AM 10:42

Deed 3450
REC 500
Ind 100
650
JUDGE OF PROBATE

RETURN TO

Wallace, Ellis, Jr.
Foster

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAWYERS TITLE INSURANCE CO.
TIDE Insurance
BIRMINGHAM, ALA.

