

This instrument was prepared by

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

(Address)

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

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND AND NO/100---- (\$85,000.00) ----- 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

JAMES MICHAEL BAREFOOT AND M. CARLENE BAREFOOT

(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:

Begin at the Southeast corner of the SW 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West and run Northerly along the East side of the said 1/4-1/4 for 8.55 feet, then turn an angle of 85° 47' 59" to the left and run Westerly for 435.17 feet to the point of beginning; then turn an angle of 49° 38' 22" to the right and run Northwesterly for 258.00 feet, then turn an angle of 76° 48' 39" to the right and run Northeasterly for 250.31 feet to a point on the Southwest right-of-way of Linda Lane, then turn an angle of 96° 11' 39" to the right and run Southeasterly along the Southwest right-of-way of said lane for 204.00 feet, then turn an angle of 74° 14' 36" to the right and run Southwesterly for 291.22 feet back to the point of beginning. Containing 1.378 acres and located in the SW 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama. LESS AND EXCEPT a one-half interest in all oil, gas and other minerals in, on or under said property reserved by former owners.

SUBJECT to current year's taxes and transmission line permits to Alabama Power Company, Rights of Way and Restrictive Covenants imposed on Sunnydale Estates of record.

\$50,000.00 of the above recited consideration was furnished to grantees through a loan from First Federal Savings and Loan Association of Bessemer secured by mortgage of said real estate executed simultaneously with the delivery of this deed.

19780616000076500 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
06/16/1978 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 ~~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 15th day of June, 1978.

WITNESS:

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

1978 JUN 16 AM 8:40  
(Seal)

James A. Stone, Jr.  
JUDGE OF PROBATE  
(Seal)

Johnny O'Grady  
(Seal)

Linda L. O'Grady  
(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Deed 38.00  
Rec. 1.50  
Ind. 1.00 General Acknowledgment  
37.50

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 15th day of June, 1978.

Bernice Calhoun  
(Seal)

Notary Public.

Stone - Patton