

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Johnny O'Grady

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Linda L. O'Grady

all of my undivided interest in and to

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

That part of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 16, Township 21, Range 2 West, more particularly described as follows: Commence at the Northeast corner of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 16, Township 21, Range 2 West; thence run along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 101.43 feet to the point of beginning of the property herein described; thence turn an angle of 92 deg. 30 min. 36 sec. to the right and run a distance of 477.02 feet to a point on the Southeasterly right-of-way line of a county gravel road; thence turn an angle to the left of 24 deg. 18 min. 40 sec. and run along the Southeasterly right-of-way of said county gravel road a distance of 61.06 feet to a point; thence run in a Westerly direction along the meanderings of the South line of said county gravel road to its point of intersection with the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence run South along said West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to its intersection with the North right-of-way line of Shelby County Hwy. No. 26; thence run in an Easterly direction along the North right-of-way of Shelby County Hwy. No. 26 to its point of intersection with the East line of said SE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence run along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section to the point of beginning.

ALSO, all that part of the hereinafter described property that lies North of the R.O.W. of Shelby County Highway No. 26 and South of the aforementioned county gravel road;

A part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 16, Township 21 South, Range 2 West, described as beginning at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run Westerly along North line a distance of 66 yards; thence in a Southwesterly direction to a point on South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section which would be 10 yards West of the Southeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence Easterly along South line 110 yards to Southeast corner; thence North along East line to point of beginning.

LESS AND EXCEPT the following described parcel of land:

Begin at the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, Township 21 South, Range 2 West and run Southerly along the East side of the said $\frac{1}{4}$ - $\frac{1}{4}$ for 101.43 feet to the point of beginning; then continue along the last described course running Southerly for 283.79 feet; then turn an angle of 92 deg. 30 min. 35 sec. to the right and run Westerly for 533.76 feet; then turn an angle of 87 deg. 29 min. 24 sec. to the right and run Northerly for 258.63 feet; then turn an angle of 68 deg. 1 min. 58 sec. to the right and run Northeasterly for 61.06 feet; then turn an angle of 24 deg. 18 min. 40 sec. to the right and run Easterly for 477.02 feet back to the point of beginning. The above described parcel contains 3.458 acres and is situated in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16, Township 21 South, Range 2 West, Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd

day of April, 19 82

03

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(SEAL)

Johnny O'Grady

(SEAL)

(SEAL)

1982 APR -5 PM 3:40

(SEAL)

339

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

(SEAL)

(SEAL)

STATE OF ALABAMA
SHELBY COUNTYDeed 6.00
Rec. 1.50
Ind. 1.00

General Acknowledgment

8.50

I, the undersigned authority,
in said State, hereby certify that Johnny O'Grady

a Notary Public in and for said County,

whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of April

A.D. 19 82**Ever D. Moon**
Notary Public