

This instrument was prepared by

1848
HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100-----Dollars
and other good and valuable consideration

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 O'Grady

(herein referred to as grantee, whether one or more)/an undivided one-half interest in and to
the following described real estate, situated in

Shelby

County, Alabama, to-wit:

A parcel of land situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 7, Township 24 North, Range 13 East, being more particularly described as follows: Commence at the Southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section and run in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 662.75 feet to a point; thence deflect 92 deg. 09 min. 00 sec. to the left and run in a Northerly direction for a distance of 50.15 feet to the point of beginning of herein described parcel; thence continue along last described course in a Northerly direction for a distance of 829.00 feet to a point on the Southwesterly right-of-way of Shelby County Highway No. 18; thence deflect 64 deg. 04 min. 10 sec. to the left and run in a Northwesterly direction along said right-of-way for a distance of 183.85 feet to a point; thence deflect 114 deg. 59 min. 20 sec. to the left and run in a Southerly direction for a distance of 431.75 feet to a point; thence deflect 14 deg. 44 min. 10 sec. to the left and run in a Southeasterly direction for a distance of 359.30 feet to a point; thence deflect 20 deg. 10 min. 40 sec. to the left and run in a Southeasterly direction for a distance of 155.27 feet to the point of beginning.

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1. 1.50
2. Mtg. Fee _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.00

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 15
day of July, 19 88

Johnny O'Grady
Johnny O'Grady

(SEAL)

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

(SEAL)

88 JUN 22 PM 3:47

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

a Notary Public in and for said County,

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

Whose name(s) 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 15 day of July, A.D. 19 88

CONWILL & JUSTICE

H. Brown