

SEND TAX NOTICE TO:

(Name) William B. McGrady
 Route 1, Box 148
 (Address) Chelsea, Alabama 35043

This instrument was prepared by

(Name) Ruth S. Capra 1167
400 Vestavia Parkway, Suite 105 Walker Bldg.
 (Address) Birmingham, Alabama 35216

FM No. ATC 27 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, Love & Affection & other good & valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

William Bradford McGrady, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

William Gregory McGrady, Michael Patrick McGrady, and Steven Eric McGrady

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby

County, Alabama to-wit:

Commence for the Point of Beginning at the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 19 South, Range 1 West as per plat of survey by Lewis M. Armstrong (Ala. Reg. No. 2201) dated 13 August, 1975; run thence South 01 degrees 39' 30" West for 1946.17 feet; run thence North 57 degrees 15' 56" East for 744.80 feet; run thence North 32 degrees 44' 11" West for 468.45 feet; run thence North 65 degrees 36' 49" East for 200.0 feet; run thence North 00 degrees 48' 02" West for 209.89 feet; run thence North 89 degrees 53' 12" East for 217.04 feet; run thence South 00 degrees 41' 07" West for 132.79 feet; run thence in a Northeasterly direction along a curve to the left having a radius of 63.06 feet, a chord of 14.86 feet bearing North 58 degrees 49' 16" East for an arc distance of 14.89 feet; run thence North 52 degrees 02' 18" East for 25.95 feet; continue thence in a Northeasterly direction along a curve to right having a radius of 230.67 feet for an arc distance of 52.04 feet; run thence North 64 degrees 58' 55" East for 34.92 feet; continue thence in a Northeasterly direction along a curve to the right having a radius of 202.24 feet, a chord of 17.43 feet bearing North 67 degrees 27' 05" East for an arc distance of 17.43 feet to a point of the centerline of Old Mill Road; run thence North 43 degrees 01' 34" West along said centerline for 97.60 feet; run thence North 26 degrees 12' 04" West along said centerline for 109.20 feet; run thence North 16 degrees 13' 04" West along said centerline for 195 feet more or less to the centerline of Grimes' Branch; run thence in an Easterly direction along Grimes' Branch for 67 feet more or less to the centerline of Yellow Leaf Creek; run thence in a Northwesterly direction along the centerline of Yellow-Leaf Creek for 597 feet more or less to the intersection of the Old Mill Track; run thence North 01 degrees 00' 15" West for 69 feet more or less to the North line of said Section; run thence South 89 degrees 20' 30" West along said North line for 371.54 feet to the point of beginning, said point lying in the bounds of Yellow-Leaf Creek. Said land being in Section 34, Township 19 South, Range 1 West of the Huntsville Principal Meridian, Shelby County, Alabama, and containing 22.75 acres more or less.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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, I have hereunto set my hand(s) and seal(s), this 9th day of November, 19 89.

WITNESS:

1. Deed Tax ----- \$ 2.00
 2. Notary Tax ----- \$ (Seal)
 3. State Fee ----- \$ 2.50
 4. County Fee ----- \$ (Seal)
 5. State Fee ----- \$ 4.00
 6. County Fee ----- \$ (Seal)
 STATE OF ALABAMA ----- \$ 9.50
 JEFFERSON COUNTY

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

89 NOV 17 PM 3:48

I, the undersigned, Thomas A. Shoverlin, Jr. JUDGE OF PROBATE for said County, in said State, hereby certify that William Bradford McGrady, a single man 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 9th day of November, 19 89

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