

This instrument prepared by Kay L. Cason
2101 6th Avenue North, Suite 700
Birmingham, Alabama 35203
WARRANTY DEED, WITHOUT SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, William Bradford McGrady, (herein referred to as Grantor), grant, bargain, sell and convey unto Linda Hughey McGrady (herein referred to as Grantee) a 1/2 undivided interest, in the following described real estate, situated in Shelby County, Alabama, to wit:

Starting at the NW corner of the NE 1/4, NW 1/4, Sect. 34, TP 19 So., R1W said cor. being the point of beginning, run S 1 degree 39 minutes 30 seconds W for a distance of 1951.88 feet to an iron pin, then N 57 degrees 06 minutes 30 seconds E for a distance of 1394.83 feet to an iron pin, then turn an angle to the left and run along the center-line of the old Mill Rd. for a distance of 791 feet +- to the center-line intersection of Grimes' branch, then turn an angle to the right and run down the center-line of Grimes' branch for a distance of 90 feet +- to the center-line intersection of Yellow-Leaf creek, then turn an angle to the left and run up the center-line of Yellow' Leaf creek for a distance of 625 feet +- to the intersection of the old mill track then turn an angle to the right and run N 0 degrees 51 minutes W for a distance of 67 feet +- to the north line of said section, then run S 89 degrees 09 minutes W along the said north section line for a distance of 371.89 feet back to the point of beginning, said point of beginning lying in the bounds of Yellow-Leaf creek. Said parcel of land contains 29.6 acres more or less.

Excepting that portion lying in the NE 1/4, NW 1/4, of said section being described as follows:

Starting at the SW cor., NE 1/4, NW 1/4, of said section run N 64 degrees 54 minutes 30 seconds E for a distance of 554.84 feet to the point of beginning, then run N 0 degrees 58 minutes E for 210.0 feet to a point, then run S 89 degrees 02 minutes E for 210.0 feet to an iron, then run S 0 degrees 58 minutes W for 210.0 feet to an iron, then run N 89 degrees 02 minutes W for 210.0 feet back to the point of beginning. Said parcel of land contains 1.0 acre.

More particularly described as follows:

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 (AL Reg. no. 2201) dated 13 August 1975; run thence South 01 degree 39 minutes 30 seconds West for 1946.17 feet; run thence North 57 degrees 15 minutes 56 seconds East for 1390.41 feet; run thence North 38 degrees 45 minutes 12 seconds West for 79.40 feet to the centerline of Old Mill Road; run thence North 50 degrees 51 minutes 04 seconds West along said centerline for 59.95 feet; run thence North 48 degrees 32 minutes 34 seconds West along said centerline for 111.55 feet; run thence North 43 degrees 01 minutes 34 seconds West along said centerline for 239.35 feet; run thence North 26 degrees 12 minutes 04 seconds West along said centerline for 109.20 feet; run thence North 16 degrees 13 minutes 04 seconds West along said center line for 195 feet more or less to the centerline of

Inst # 1993-12179

1 04/30/1993-12179
09:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 KJS 14.00

Grimes' Branch; run thence in a 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 minutes 15 seconds West for 69 feet more or less to the north line of said section; run thence South 89 degrees 20 minutes 30 seconds 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 and containing 29.41 acres.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

Commence at the Southwest corner of the Northeast Quarter of the Northwest Quarter Section 34, Township 19 South, Range 1 West as per plat of survey by Lewis M. Armstrong (Al Reg. No. 2201) dated 13 August 1975; run thence North 65 degrees 36 minutes 49 seconds East for 549.29 feet to the Point of Beginning; run thence North 00 degrees 48 minutes 02 seconds West for 209.89 feet; run thence North 89 degrees 53 minutes 12 seconds East for 217.04 feet; run thence South 00 degrees 41 minutes 07 seconds West for 209.88 feet; run thence South 89 degrees 52 minutes 59 seconds West for 211.60 feet to the Point of Beginning.

Said land being in Section 34, Township 19 South, Range 1 West and containing 1.03 acres.

All of said land being located in Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEE, her heirs and assigns, that I am lawfully seized in fee simple of said premises; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said GRANTEE, her heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 1st day of Apr., 1993.

William Bradford McGrady (Seal)
WILLIAM BRADFORD MCGRADY

STATE OF ALABAMA)
Jefferson COUNTY)

I, Ida M. Meadows, a Notary Public in and for said County, in said State, hereby certify that WILLIAM BRADFORD MCGRADY 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 the 1st day of April, 1993.

Ida M. Meadows
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb. 28, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

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04/30/1993-12179
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