

See M79-322-710519

This instrument was prepared by

(Name) Bob Fleming Sales & Ins. Co., Inc. (Solomon J. White, Jr.)

(Address) P.O. Box 187, Pelham, Alabama 35124 90.99

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 Twenty Four Thousand Five Hundred Dollars (\$24,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Leonard Coggins, ~~Builder~~ and wife, Shirley Ann S. Coggins  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Rex Stephen Hall and Deborah D. Hall  
(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 County, Alabama to-wit:

Lot 3 in Block 7, Oak Mountain Estates, Third Sector, according to map as recorded in Map Book 5 on Page 83 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back-lines, right-of-ways, limitations, if any, of record.

\$ 21,700.00 of the purchase price  
recited above was paid from mortgage  
loan closed simultaneously herewith.

19720505000023720 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
05/05/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1972 MAY -5 AM 9:30  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Conrad M. Johnson  
JUDGE OF PROBATE

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 I ~~do~~ do for myself (~~myself~~) and for my ~~heirs~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~was~~) 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 (~~one~~) will and my ~~heirs~~ 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 28th day of April, 19 72.

WITNESS:  
\_\_\_\_\_(Seal) LEONARD COGGINS, BUILDER (Seal)  
\_\_\_\_\_(Seal) Leonard W. Coggins (Seal)  
\_\_\_\_\_(Seal) Shirley Ann S. Coggins (Seal)  
SHIRLEY ANN S. COGGINS

BOOK 274 PAGE 210

STATE OF ALABAMA }  
SHELBY COUNTY } General Acknowledgment

I, Solomon J. White, Jr., a Notary Public in and for said County, in said State, hereby certify that Leonard W. Coggins and wife, Shirley Ann S. Coggins whose name s is are signed to the foregoing conveyance, and who is are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of April, 19 72.  
\_\_\_\_\_  
Notary Public.