

THIS INSTRUMENT PREPARED BY: 365

Send Tax Notice To:  
Gregory R. Coffey

Dale Corley

NAME:

901-B 4th Avenue South

ADDRESS: 2100 16th Avenue South 335

Birmingham, Alabama

CORPORATION WARRANTY DEED  
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

Jefferson

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of

Thirty-Four Thousand Seven Hundred Fifty and no/100-----Dollars

to the undersigned grantor, C & S Financial Services d/b/a Family Credit Services, Inc.

a corporation, in hand paid by Gregory R. Coffey and wife, Jan Coffey

the receipt whereof is acknowledged, the said C & S Financial Services d/b/a Family Credit Services, Inc.

does by these presents, grant, bargain, sell, and convey unto the said Gregory R. Coffey and wife, Jan Coffey

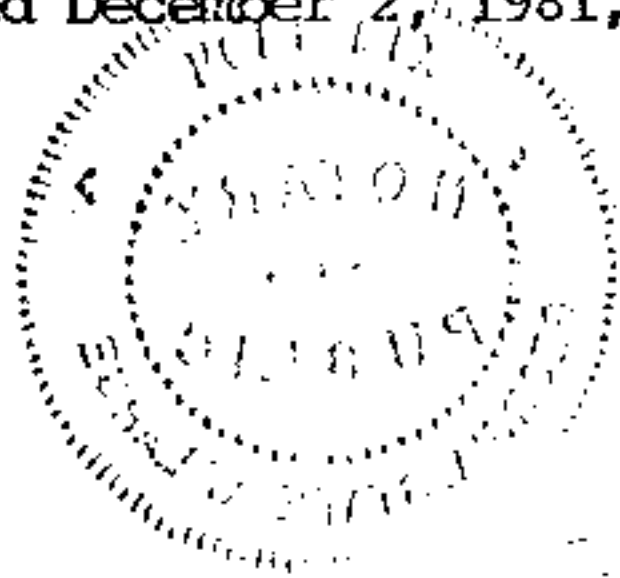
as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

See Attached Legal on Exhibit "A".

Subject to:

1. Current taxes.
2. Easement to Alabama Power Company recorded in Deed Book 130, Page 300, in Probate Office.
3. Joint Driveway agreement recorded in Deed Book 298, Page 796, in said Probate Office.
4. Subject to statutory right-of-redemption from foreclosure deed dated December 2, 1981, recorded in Deed Book 336, Page 640.



TO HAVE AND TO HOLD Unto the said Gregory R. Coffey and wife, Jan Coffey 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And said C & S Financial Services d/b/a Family Credit Services, Inc. does for itself, its successors and assigns, covenant with said Gregory R. Coffey and wife, Jan Coffey heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Gregory R. Coffey and wife, Jan Coffey

heirs, executors and assigns forever, against the lawful claims of all persons.

Family Credit Services, Inc. (ALA)

IN WITNESS WHEREOF, The said C/S Financial Services d/b/a  
(F/K/A Modern Credit Company of Alabama) Family Credit Services, Inc.  
d/b/a C&S Financial Services) has hereunto set its

signature by

its President,

who is duly authorized, and has caused the same to be attested by its Secretary,

on this day of July, 1982.

FAMILY CREDIT SERVICES, INC. (ALA) d/b/a C&S Financial Services  
(F/K/A Modern Credit Company of Alabama) d/b/a C&S Financial Services

ATTEST:

Kate M. Rickerson

Secretary.

By Brooks E. Hardee Vice President

CORLEY, MONCUS, DE BUYS, GOINGS, THUSTON & BEAVERS

ATTORNEYS AT LAW

2100 SIXTEENTH AVENUE SOUTH

POST OFFICE BOX 3418

BIRMINGHAM, ALABAMA 35255

Return to: Corley, Moncus

CORLEY, MONCUS, L.L. & SONS, INC.

2100 - 18TH AVENUE SOUTH

P.O. BOX 3818

BIRMINGHAM, AL 35255

TO

CORPORATION

# WARRANTY DEED

THIS FORM FURNISHED BY  
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala.

GEORGIA

State of ~~Alabama~~

DEKALB COUNTY;

BOOK 341 PAGE 732

I, the undersigned Kim Isom, a Notary Public in and for said county in said state, hereby certify that Brooks E. Hardee, whose name as Vice President of the ~~C/S Financial Services, Inc. (ALA) (F/K/A)~~ ~~Family Credit Services, Inc. (ALA) (F/K/A)~~ ~~Modern Credit Company of Alabama d/b/a~~ ~~Services, Inc. C&S Financial Services~~ a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 26th day of July 1982.



*Kim Isom*  
Notary Public, Georgia, State at Large  
My Commission Expires June 18, 1985

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
SETTLEMENT WAS FILED

1982 AUG 12 AM 8:28

*Thomas A. Shanks, Jr.*  
JUDGE OF PROBATE

Deed 2.00  
Rec. 3.00  
Sub. 1.00  
6.00

*See mtg. 422-507*

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LEGAL DESCRIPTION:

Begin at the Southwest corner of Lot 12, Block I, of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West, according to Map of Nickerson's Survey on Helena Road as recorded in Map Book 3, on Page 116, in the Office of the Probate Judge of Shelby County, Alabama, said Southwest corner of Lot 12 being the point of beginning of land herein described; thence run in a Northerly direction along West line of Lot 12, for a distance of 149 feet; thence run in an Easterly direction for a distance of 120 feet; thence run in a Southerly direction for a distance of 149 feet; thence run in a Westerly direction along South line of Lot 12 for a distance of 120 feet to point of beginning of land herein described; being in Block I of the NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West.

ALSO, including an easement 12 feet in width for ingress and egress and utilities, the centerline of which is described as follows: Beginning at the Southwest corner of Lot 13, Block I, of said survey (said point also being the Northwest corner of said Lot 12, Block I, of said survey), run thence North along the West line of said Lot 13, for 39.5 feet to the point of beginning of said easement; thence turn 119 degrees and 25 minutes to the right and run in a Southeasterly direction for 26 feet; thence turn 46 degrees and 43 minutes to the right and run in a Southeasterly direction for 59.76 feet to the end of said easement, said point being 37 feet East of and 30 feet South of the point of beginning.

Being situated in Shelby County, Alabama.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
EASEMENT WAS FILED

1982 SEP -8 AM 9:11

*Corrected*  
*Thomas A. Sherrill, Jr.*  
JUDGE OF PROBATE

*Rec 4.50*  
*Ind. 1.00*  

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*5.50*

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