

This instrument was prepared by

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

Cahaba Title, Inc.

(Address) P. O. BOX 1007,
ALABASTER, ALABAMA 35007

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND NO/100TH (\$10,000.00) DOLLARS

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

SUE D. CARTER AND HUSBAND, BUDDY CARTER AND ANN M. WILLIAMS AND HUSBAND,

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

DAVID COGGINS AND WIFE, EDNA MARILYN COGGINS

(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 to-wit:

Lot No. 99 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the Northerly right of way line of 2nd Avenue and the Easterly right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of Fallon Avenue for 55.78 feet to the point of beginning; thence 91 deg. 10' right and run Southeasterly for 131.16 feet to a point on the Westerly right of way line of Montevallo Road (Ala. Highway 119); thence 90 deg. 43' left and run Northeasterly along said right of way line of Montevallo Road for 62.00 feet; thence 89 deg. 17' left and run Northwesterly for 131.64 feet to a point on the Easterly right of way line of Fallon Avenue; thence 91 deg. 10' left and run Southwesterly along said right of way line of Fallon Avenue for 62.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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

\$10,000.00 OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

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 (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, WE have hereunto set OUR hand(s) and seal(s), this day of OCTOBER, 1983

WITNESS:

SUE D. CARTER

BUDDY CARTER

ANN M. WILLIAMS

WAYNE WILLIAMS

STATE OF ALABAMA

SHELBY COUNTY

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that SUE D. CARTER AND HUSBAND, BUDDY CARTER AND ANN M. WILLIAMS AND HUSBAND, whose names ARE signed to the foregoing conveyance, and who ARE known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance THEY HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of OCTOBER, A. D. 1983