

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236


PLEASE SEND TAX NOTICE TO:
LEONARD W. COGGINS and wife, SHIRLEY COGGINS
~~180 JECOMA CIRCLE~~
CALERA, AL 35040

P.O. Box 708
Calera, AL 35040

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY


20050301000096810 Pg 1/2 259.00
Shelby Cnty Judge of Probate, AL
03/01/2005 15:03:00 FILED/CERTIFIED

KNOWALL MEN BY THESE PRESENTS, that in consideration of TWO HUNDRED FORTY FIVE THOUSAND AND NO/100 DOLLARS (\$245,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, DAVID A. YEARBER and wife, TAMMY YEARBER, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto LEONARD W. COGGINS and wife, SHIRLEY COGGINS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

A parcel of land situated in the Southwest quarter of the Southwest quarter of Section 34, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Southwest quarter of the Southwest quarter of Section 34, Township 21 South, Range 2 West and run North 87 degrees 58 minutes 10 seconds East along the South line of said quarter-quarter section for a distance of 663.18 feet to the point of beginning of the herein described parcel. From said point of beginning continue North 87 degrees 58 minutes 10 seconds East along said South line for a distance of 123.18 feet; thence run North 4 degrees 35 minutes 27 seconds East for a distance of 225.34 feet; thence run North 15 degrees 06 minutes 38 seconds West for a distance of 30.43 feet; thence run North 12 degrees 59 minutes 34 seconds East for a distance of 359.31 feet; thence run North 27 degrees 57 minutes 28 seconds East for a distance of 88.66 feet; thence run South 84 degrees 34 minutes 47 seconds West for a distance of 319.29 feet; thence run South 5 degrees 25 minutes 13 seconds East for a distance of 659.57 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the year 2005, which are a lien but not yet due and payable until October 1, 2005.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Easement granted to the Water Works Board of the City of Calera as recorded in Real 275, Page 663.
4. Maintenance agreement as recorded in Instrument No. 1992-5305.
5. Utility and telephone line Right of Way as recorded in Instrument No. 1997-40071.

David A. Yearber is the surviving grantee of deed recorded in Instrument No. 1998-48843; the other grantee, Sharon C. Yearber, having died on or about September 8, 1999.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

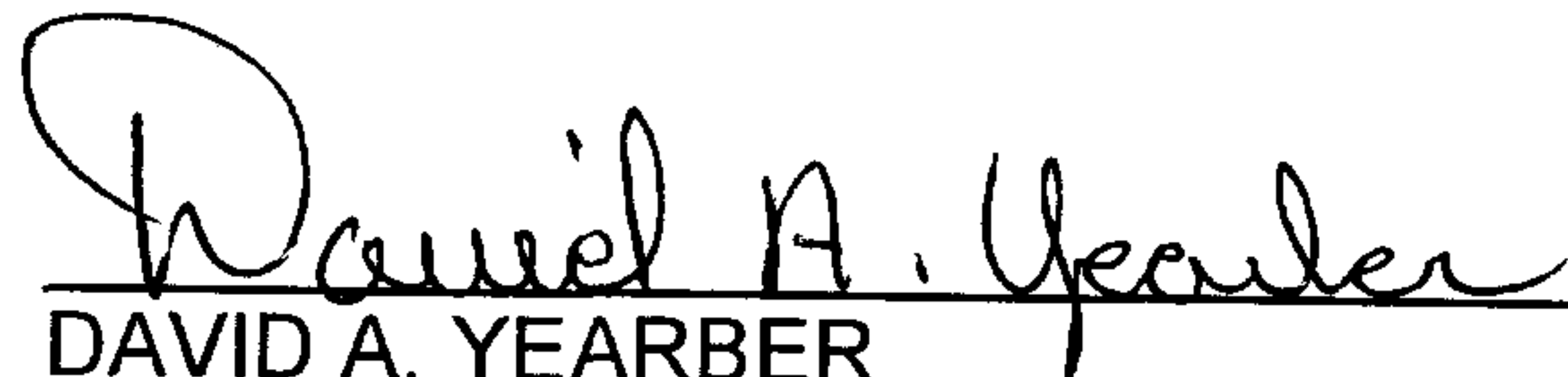
And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above;

David A. Yearber

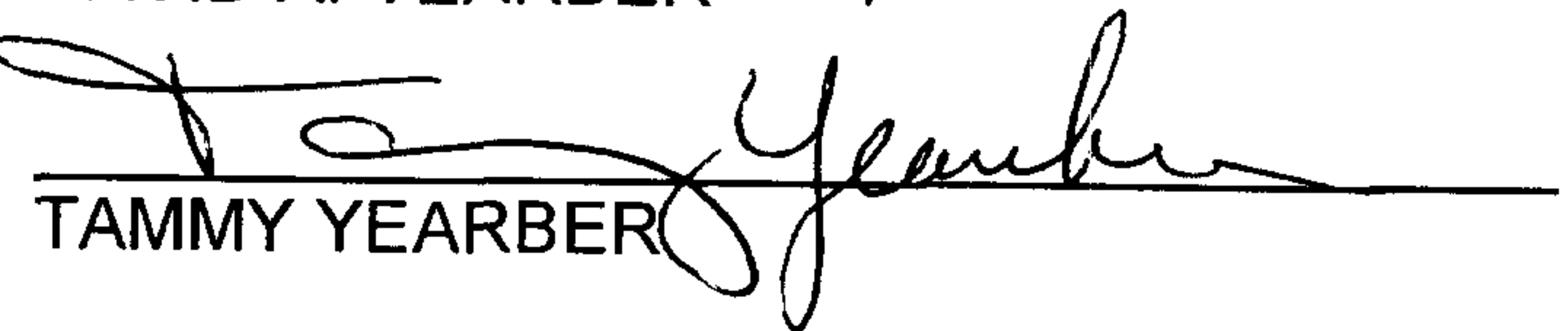
record

that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 28TH day of FEBRUARY, 2005.



DAVID A. YEARBER



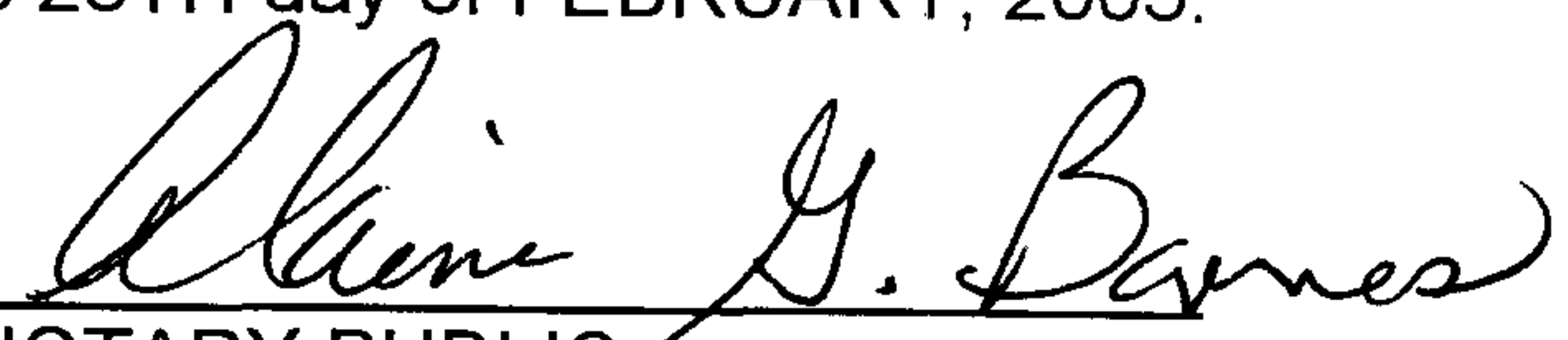
TAMMY YEARBER

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that DAVID A. YEARBER and wife, TAMMY YEARBER, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28TH day of FEBRUARY, 2005.



NOTARY PUBLIC

My Commission Expires: **NOTARY PUBLIC STATE OF ALABAMA AT LARGE**
MY COMMISSION EXPIRES: Oct 31, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS