

Send tax notice to:
DAVID DOW COGGIN
121 SHAW LANE
WILSONVILLE, ALABAMA 35186

This instrument prepared by:
CHARLES D. STEWART, JR.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA
Shelby COUNTY

2015706

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Million Twenty Thousand and 00/100 Dollars (\$1,020,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, SUSIE CLEMENTS and RANDY S. CLEMENT, HUSBAND AND WIFE whose mailing address is: 6491 HIGHWAY 51, WILSONVILLE, AL 35186 (hereinafter referred to as "Grantors") by DAVID DOW COGGIN and MEGAN A. COGGIN whose property address is: 6448 HWY 51, WILSONVILLE, ALABAMA, 35186 hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

SUBJECT TO:


1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 2015 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2016
2. Subject to all matters as set forth as shown on the plat as recorded in Plat Book 31, Page 75 of the Probate Records of Shelby County, Alabama.
3. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.
4. Easement granted by instrument recorded in Official Records Document No 20080401000130040, Instrument 1999-44309, Book 149, Page 388, Book 313, Page 383, Book 249, Page 174, Book 150, Page 85 of the Probate Records of Shelby County, Alabama.
5. Mineral rights reference granted by instrument recorded in Official Records Book 149, Page 576, of the Probate Records of Shelby County, Alabama.

\$800,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.
The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; 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 Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantor, has hereunto set his/her hand and seal this the 5th day of January, 2016.

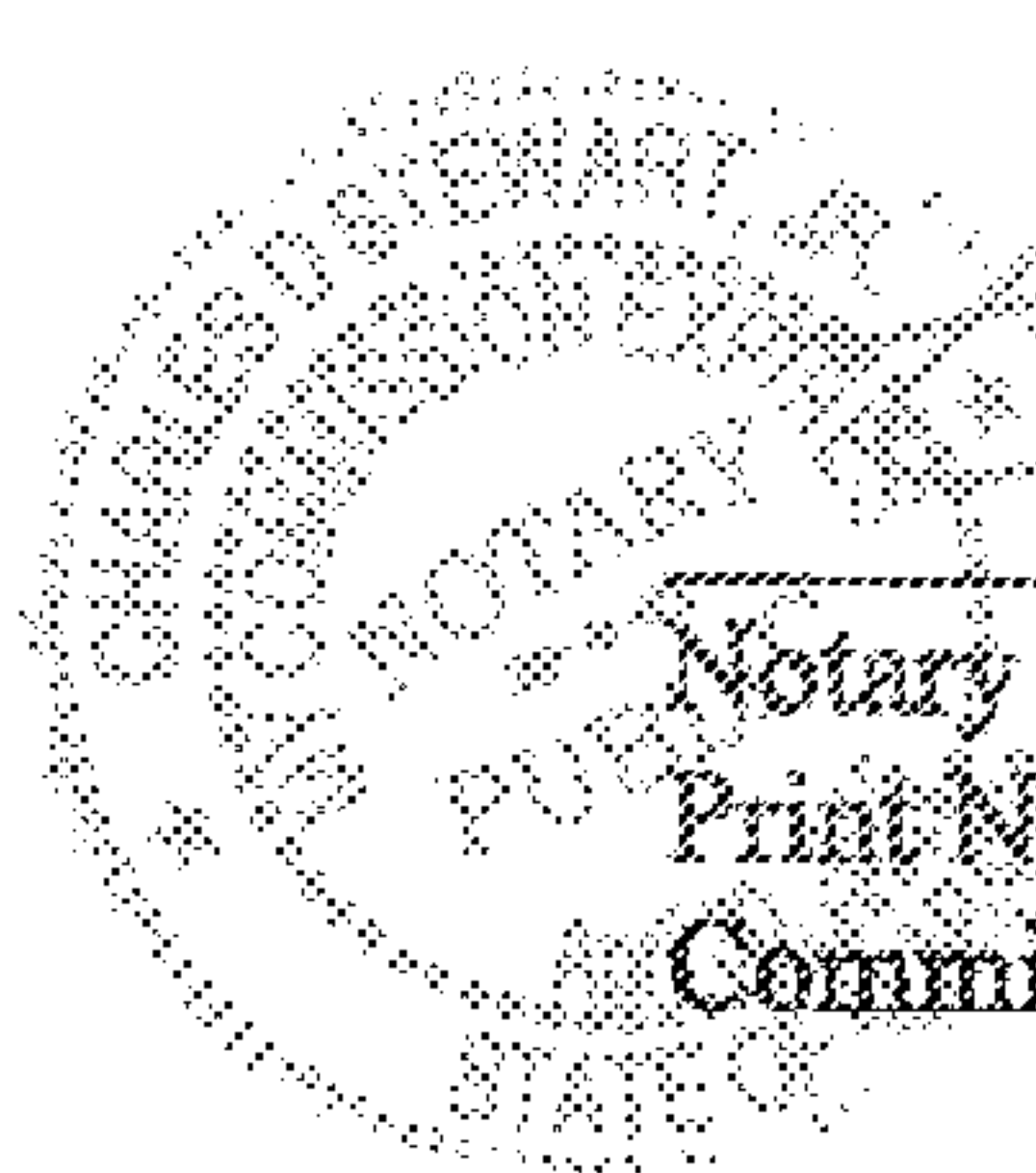

SUSIE CLEMENTS


RANDY S. CLEMENTS

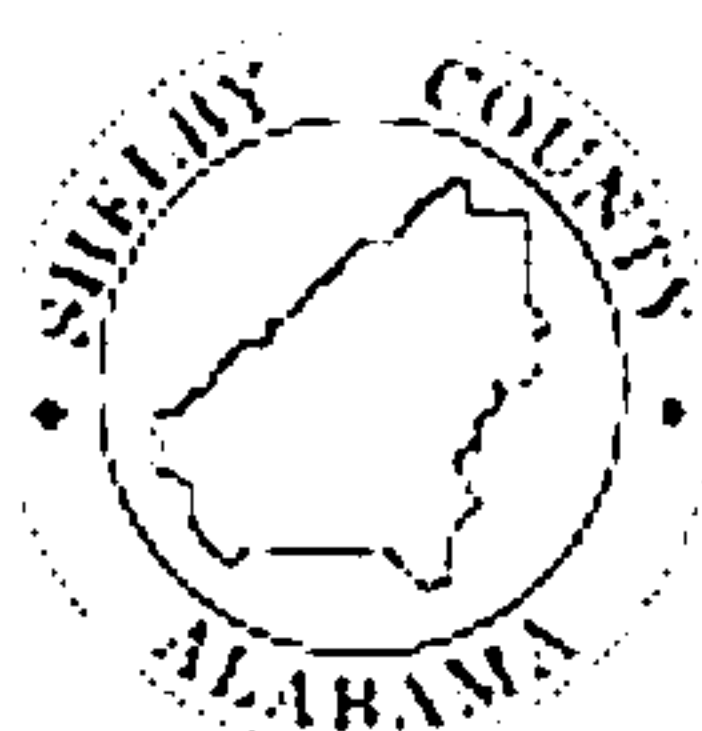
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that SUSIE CLEMENTS and RANDY S. CLEMENTS whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of January, 2016.


Notary Public
Print Name:
Commission Expires: 4/30/16

Commence at the N.W. corner of the S.E. ¼ of the S.E. ¼ of Section 32, Township 19, Range 1 East, an iron pin, a point on the southern boundary of Parcel A, as described in Louise Maske Properties, Map Book 31, Page 75, as recorded in the Shelby County, Alabama Judge of Probate Office, being the point of beginning herein described parcel of land; thence run West along said line 227.87 feet to a capped iron, the East right of way line of paved Shelby County Highway 51, an 80 foot right of way, and the beginning of a curve; thence turn an angle of 76 deg. 27 min. 55 sec. to the right and run Northwesterly along said right of way line for a distance of 171.85 feet, said curve to the left having a radius of 1406.78 feet and a central angle of 6 deg. 59 min. 57 sec., to the end of said curve, an Oak Tree; thence continue Northwesterly along said right of way a distance of 654.94 feet to a capped iron, the Southern right of way of paved Shelby County Road 450, an 60 foot right of way; thence turn an angle of 121 deg. 52 min. 37 sec. to the right and run Southeasterly along said right of way line a distance of 326.64 feet to a capped iron, the beginning of a curve to the left having a radius of 840.86 feet and a central angle of 29 deg. 14 min. 06 sec.; thence continue along said right of way curve for 429.05 feet to the end of said curve, a capped iron, and the beginning of a curve to the right having a radius of 392.05 feet and a central angle of 9 deg. 43 min. 06 min.; thence continue along said right of way curve for a distance 66.50 feet to the end of said curve, an iron pin and the NE corner of Parcel A; thence turn an angle of 84 deg. 17 min. 11 sec. to the right and run Southerly for 729.99 feet to an iron pin; thence turn an angle of 89 deg. 51 min. 05 sec. to the left and run a distance of 85.02 feet to a capped iron; thence turn an angle of 92 deg. 14 min. 45 sec. to the right and run a distance of 19.27 feet to a capped iron; thence turn an angle of 14 deg. 17 min. 12 sec. to the left and run a distance of 152.21 feet to a capped iron; thence turn an angle of 20 deg. 07 min. 02 sec to the right and run a distance of 89.92 feet to a capped iron; thence turn an angle of 77 deg. 52 min. 27 sec. to the right and run a distance of 58.57 feet to a capped iron; thence turn an angle of 14 deg. 28 min. 40 sec. to the left and run a distance of 22.46 feet to a capped iron; thence turn an angle of 82 deg. 23 min. 29 sec. to the left and run a distance of 62.76 feet to a capped iron; thence turn an angle of 88 deg. 56 min. 52 min. to the right and run a distance of 89.78 feet to a capped iron; thence turn an angle of 35 deg. 52 min 25 sec. to the left and run a distance of 143.76 feet to a capped iron; thence turn an angle of 19 deg. 22 min. 47 sec. to the right and run a distance of 14.61 feet to a capped iron; thence turn an angle of 38 deg. 48 min. 49 sec. to the right and run a distance of 57.48 feet to a capped iron; thence turn an angle of 10 deg. 27 min. 31 sec. to the left and run a distance of 110.08 feet to a capped iron; thence turn an angle to the right 91 deg. 20 min. 07 sec. to the right and run a distance of 452.77 feet to the point of beginning; Containing 15 acres more or less.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 01/11/2016 09:47:45 AM
 \$240.00 CHERRY
 20160111000009390