

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND ONE HUNDRED AND NO/100 DOLLARS (\$1,100.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Helen Viars Hodges and husband, Robert A. Hodges (herein referred to as grantors) do grant, bargain sell and convey unto Leonard W. Coggins and wife, Shirley S. 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:

Commence at the SE corner of Section 13, Township 20 South, Range 3 West, thence run North along the East line of said section, a distance of 364.61 feet, to the NW R.O.W. line of the Fungo Hollow Road; thence turn an angle of 145 deg. 00 min. to the left and run along said R.O. W. line, a distance of 267.13 feet, thence turn an angle of 90 deg. 00 min. to the right and run a distance of 210.00 feet, thence turn an angle of 90 deg. 00 min. to the right and run a distance of 106.37 feet, thence turn an angle of 97 deg. 00 min. to the left and run a distance of 259.70 feet, thence turn an angle of 7 deg. 12 min. to the left and run a distance of 210.96 feet to the SE R. O. W. line of Fungo Spur; thence turn an angle of 82 deg. 26 min. to the left and run along said R. O. W. Line a distance of 247.90 feet, to the point of beginning, thence continue along said R.O. W. line, a distance of 160.60 feet to the P.C. of a curve, thence run along said R.O. W. curve (whom Delta Angle is 6 deg. 28 min. to the left, Tangent distance is 24.75 feet Radius is 438.16 feet) to the P.C.C. of said curve, thence turn an angle of 86 deg. 46 min. to the left, from tangent of said curve, and run a distance of 207.21 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet, thence turn an angle of 90 deg. 00 min. to the left and run a distance of 210.00 feet; to the point of beginning. Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, containing 1 acre.

Subject to:

Rights claimed under the Pipe Line Easements granted to Plantation Pipe Line Company shown by deeds recorded in Deed Book 112, Page 328 and Deed Book 252, Page 603, in Probate Office. Rights claimed by the Alabama Power Company under the following transmission line permits recorded in Deed Book 127, Page 378; Deed Book 232, Page 713. Rights claimed by Shelby County under the public road right of way deed recorded in Deed Book 213, Page 185 in Probate Office. Taxes for the current year.

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 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; 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 25th day of April, 1969.

WITNESS:

(Seal)

(Seal)

Helen Viars Hodges (Seal)
Helen Viars Hodges

Robert A. Hodges (Seal)
Robert A. Hodges

STATE OF ALABAMA)

COUNTY)

General Acknowledgment

I, The Undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Viars Hodges and husband, Robert A. Hodges, 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 25th day of April A.D., 1969.

C. D. Harris
Notary Public