

(Name) Beatrice S. Wright, Horn Realty Company

(Address) 18 North 21st Street, Birmingham, Alabama 35203

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00) DOLLARS and the execution of a Purchase Money First Mortgage in the amount of \$1,052.50

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 **Bernie W. Coggins and wife, Barbara 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 2 Fungo Road: 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 527.13 feet to the point of beginning, thence continue in the same direction along said R.O.W. line, a distance of 292.60 feet, thence turn an angle of 89 deg. 50 min. to the right and run a distance of 200.45 feet, thence turn an angle of 90 deg. 15 min. to the right and run a distance of 292.60 feet, thence turn an angle of 89 deg. 55 min. to the right and run a distance of 200.00 feet to the point of beginning. Situated in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 13, and the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama.

Subject to:

Taxes for the current year.

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: Deed Book 127, page 378, Deed Book 232, page 713, Deed Book 127, page 377 and Deed Book 184, page 417.

Rights claimed by Shelby County under the public road right-of-way deeds recorded in Deed Book 205, page 95, and Deed Book 231, page 185.

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~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 11th day of June, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Helen Viars Hodges (Seal)
Helen Viars Hodges

Robert A. Hodges (Seal)
Robert A. Hodges

STATE OF ALABAMA
JEFFERSON 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 11th of June, 1969, that they were 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 11th day of June, A. D., 1969.

C. D. Horn

Notary Public.

BOOK 258 PAGE 290