

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE AND NO/100 (\$1.00) DOLLARS**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Carrie Frances Coshatt, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Frank F. Coshatt

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Commence at a point where the North boundary of Rose Lake Drive intersects the West boundary of 18th Street, according to Re-survey of Russell R. Hetz property, according to plat recorded in the Probate Office of Shelby County, Alabama in Map Book 3, page 119; and run thence Northerly along the West boundary of said 18th Street 88.38 feet for point of beginning of the lot herein described; thence continue Northerly along the West boundary of said 18th Street 100 feet to a point constituting the SE corner of the Charles Denaburg lots; thence turn an angle of 90 deg. to the left and run West along the South boundary of said Denaburg lots 170 feet; thence turn an angle of 90 deg. left and run thence South 50 feet; thence turn an angle of 90 deg. right and run thence 10 feet; thence turn an angle of 90 deg. left and run South 50 feet; thence turn an angle of 90 deg. left and run 180 feet to point of beginning.

Also, the following personal property:

One 1960 Sparlane Trailer Serial Number 3050206018020.

As a part of the consideration hereof, Grantee assumes and agrees to pay as the same becomes due the unpaid balance of that certain mortgage from grantor herein to Central State Bank, Calera, Alabama shown by mortgage recorded in the Probate Office of Shelby County, Alabama in Mortgage Book 295, page 652.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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, **I** have hereunto set **my** hands(s) and seal(s), this **15th** day of **June**, 19 **70**

(Seal)

Carrie Frances Coshatt
(Carrie Frances Coshatt) (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

the undersigned

I, **Carrie Frances Coshatt**, a Notary Public in and for said County, in said State, hereby certify that **is** signed to the foregoing conveyance, and who **is** known to me, acknowledged before me on this day/that, being informed of the contents of the conveyance **she** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **15** day of **June**, A. D., 19 **70**.

Laurie Brasher
Notary Public.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THAT
INSTRUMENT WAS
FILED
1970 JUN 19 AM 9:30
U.C. FILE NUMBER 3050206018020
REC. BK. & PAGE AS SHOWN
CONFIRMED
JUDGE OF PROBATE

BOOK 232 PAGE 727