

State of Alabama

SHELBY

County

3987

Know All Men By These Presents,

That in consideration of One and no/100 - - - - - DOLLARS

to the undersigned grantor s Helen Viars Hodges and husband, Robert A. Hodges

In hand paid by Leonard W. Coggins and wife, Shirley Coggins

the receipt whereof is acknowledged we the said Helen Viars Hodges and husband, Robert A. Hodges

do grant, bargain, sell and convey unto the said Leonard W. Coggins and wife, Shirley Coggins

as joint tenants, with right of survivorship, the following described real estate; situated in

Shelby County, Alabama, to-wit: Parcel A: Commence at the SE corner of Section 13, Tp. 20 South, Range 3 West and run North a distance of 294.4 feet, thence turn 54 deg. 53 min. left and run NW'ly a distance of 250.0 feet, thence turn 90 deg. left and run SW'ly a distance of 210.0 feet, thence turn 2 deg. 12 min. left and run SW'ly a distance of 260.15 feet, thence turn 2 deg. 17 min. right and run SW'ly 122.80 feet to the point of beginning, thence continue last described course a distance of 169.80 feet, thence turn 0 deg. 31' left and run SW'ly a distance of 225.52 feet to the South right of way of a County Road, thence NW'ly along said right of way a distance of 530.9 feet, thence SE'ly a distance of 418.66 feet to the point of beginning. Situated in Shelby County, Alabama, and containing 3 acres, more or less. Parcel C: Commence at the SE corner of Section 13, Township 20 South, Range 3 West and run North a distance of 294.4 feet, thence turn 54 deg. 53 min. left and run NW'ly a distance of 250.0 feet, thence turn 90 deg. left and run SW'ly a distance of 103.63 feet to the point of beginning, thence continue last described course a distance of 106.37 feet, thence turn 2 deg. 12 min. left and run SW'ly a distance of 172.73 feet, thence turn 85 deg. 31 min. right and run NW'ly a distance of 441.06 feet to the East right of way of a County Road, thence turn 90 deg. right and run NE'ly a distance of 247.90 feet along said County Road right of way, thence turn 82 deg. 21 min. right and run SE'ly a distance of 210.96 feet, thence turn 7 deg. 12 min. right and run SE'ly a distance of 259.70 feet to the point of beginning. Situated in Shelby County, Alabama, and containing 2.82 acres, more or less. 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. 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 Unto the said Leonard W. Coggins and wife, Shirley Coggins

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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; (except taxes for the current year)

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 July, 1970.

WITNESSES:

HELEN VIARS HODGES

(Seal.)

ROBERT A. HODGES

(Seal.)

Helen Viars Hodges

(Seal.)

(Seal.)

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MAIL TO: Horn Realty Company
18 North 21st Street
Birmingham, Alabama 35203

Clues

Helen Viars Hodges
and husband,

Robert A. Hodges
TO

Leonard W. Coggins
and wife,

Shirley Coggins

WARRANTY DEED

JOINT GRANTEEES WITH SURVIVORSHIP

1.95

Hedley Title Company
2025 4th Avenue North
Birmingham, Alabama

State of ALABAMA

SHELBY

COUNTY

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 July 19 70.

C. D. Horn
As Notary Public

STATE OF ALA. SHELBY Co.
CERTIFY THIS
INSTRUMENT WAS FILED
Corrected
1970 AUG - 3 AM 8:24
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Corrected
NAME OF PREPARE