

This instrument was prepared by

(Name)..... Andrew M. Gant, Jr.

(Address)..... P. O. Box 2612, Birmingham, Alabama

Form 1-1-5 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 Two Thousand Nine Hundred Seventy (\$2,970.00).....DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Leonard W. Coggins and wife, Shirley Coggins

(herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Coggins and wife, Dorothy J. 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 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 SW'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.

Rights claimed under the Pipe Line Easements granted to Plantation Pipe Line Company shown by deeds recorded in D. Book 112 at page 328 and Deed Book 252 at 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 D. Book 205, page 95; and Deed Book 231, page 185.

1971 taxes, not now due or payable - assumed by purchasers.

19710430000016880 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/30/1971 12:00:00 AM FILED/CERT

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 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, we have hereunto set our hand(s) and seal(s), this 2nd day of March, 1971.

STATE OF ALABAMA
SHELBY COUNTY
JAMES E. COGGINS
DOROTHY J. COGGINS
1971 APR 30 PM 3:24
U.C.C. FILE NUMBER OR
REC. EX. & PAGE AS SHOWN ABOVE

Leonard W. Coggins
Shirley S. Coggins

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STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard W. Coggins & wife, Shirley Coggins 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 2nd day of March, A. D., 1971.

James H. McCarty
Notary Public.