

THIS INSTRUMENT PREPARED BY:

NAME: Bob Fleming Sales & Insurance Co. (J. H. McCurry)

ADDRESS: #1 Crosscreek Trail, Palham, Ala.

CORPORATION WARRANTY DEED
JOINT WITH SURVIVORSHIP

Alabama Title Co., Inc.

BIRMINGHAM, ALA.

State of Alabama

SHELBY

COUNTY;

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of TWO THOUSAND THREE HUNDRED & NO/100 (\$2,300.00) ----- DOLLARS

to the undersigned grantor,

CAHABA VALLEY HOMES, INC.

a corporation, in hand paid by LEONARD W. COGGINS & WIFE, SHIRLEY S. COGGINS & BERNIE W. COGGINS (A Single Man) the receipt whereof is acknowledged, the said

CAHABA VALLEY HOMES, INC.

does by these presents, grant, bargain, sell, and convey unto the said LEONARD W. COGGINS & WIFE SHIRLEY S. COGGINS & BERNIE W. COGGINS (A Single Man)

as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, Block 11 Oak Mountain Estates according to to Map as recorded in Map Book 5, Page 57, in Probate Office of Shelby County, Alabama. Minerals and Mining rights excepted.

Subject to existing easements, restrictions, set-back lines, right of ways, limitations, if any, of record.

19710505000017580 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/05/1971 12:00:00 AM FILED/CERT

LEONARD W. COGGINS AND WIFE, SHIRLEY S. COGGINS & BERNIE W. COGGINS (a single man)

TO HAVE AND TO HOLD Unto the said

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 said

CAHABA VALLEY HOMES, INC.

does for itself, its successors

and assigns, covenant with said LEONARD W. COGGINS & SHIRLEY S. COGGINS & BERNIE W. COGGINS heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said LEONARD W. COGGINS & WIFE, SHIRLEY S. COGGINS & BERNIE W. COGGINS (A Single Man)

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, The said

CAHABA VALLEY HOMES, INC.

signature by Bill D. Eddleman

has hereunto set its
its President,

who is duly authorized, and has caused the same to be attested by its Secretary,
on this 28th day of April 1971.

CAHABA VALLEY HOMES INC.

By

Bill D. Eddleman
President

Secretary.

ATTEST:

BOOK 267 PAGE 545

3.95

Shelby County of Alabama

TO

CORPORATION

WARRANTY DEED

STATE OF ALABAMA,

County.

Office of the Judge of Probate

I hereby certify that the within deed was
filed in this office for record on the _____
day of _____ 19____

at _____ o'clock _____ M, and was duly re-

corded in Volume _____ of Deeds

at page _____, and examined.

250
145

345 Judge of Probate.

THIS FORM FURNISHED BY

ALABAMA TITLE COMPANY, INC.,

AGENTS FOR

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street Birmingham, Ala.

State of Alabama

SHELBY

COUNTY,

I, _____ the undersigned _____, a Notary Public in and for said
county in said state, hereby certify that Bill D. Eddleman
whose name as the President of the Cahaba Valley Homes, Inc.,
a corporation, is signed to the foregoing conveyance. and who is known to me, acknowledge before me on this day
that being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 28th day of April, 1971

James H. McCarty
Notary Public



19710505000017580 2/2 \$.00
Shelby Cnty Judge of Probate, AL
05/05/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY THIS
INSTRUMENT WAS FILED
Recd Apr 25
1971 MAY -5 AM 9:04
U.C. FILE NUMBER 02
REC. BK. 2 PAGE 45 SHOWN ABOVE
James H. McCarty
NOTARY PUBLIC

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PAGE 2
292 X008