

(Name) Charles W. Gorham

(Address) 917 Frank Nelson Bldg. Birmingham, Alabama 35203

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 Thirty Three Hundred and NO/100 (\$3 300.00)-----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

Bobby Gene Coggins and wife, Betty Ann 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, Tp. 20 South, Range 3 West and run North a distance of 294.4 feet, thence turn 54 degrees 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 min. 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. **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 35; and Deed Book 231, Page 185.



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Shelby Cnty Judge of Probate, AL
06/22/1971 12:00:00 AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
JUL 22 1971
U.C. FILE NUMBER
EX. & PAGE AS SHOWN
Clerk of Court
JUL 22 1971

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 X (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~XX~~ (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 30th day of April, 1971

WITNESS:

Bessie C. Williamson (Seal)
Frances Jackson (Seal)
(Seal)

Leonard W. Coggins (Seal)
Shirley S. Coggins (Seal)
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Charles W. Gorham, a Notary Public in and for said County, in said State, hereby certify that Leonard W. Coggins and wife, Shirley Coggins whose names are signed to the foregoing conveyance, and who are/ made on this day, that, being informed of the contents of the conveyance They have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, A. D., 1971

Charles W. Gorham
Notary Public.