

This instrument was prepared by

(Name) John C. Hensley

(Address) 524 North 21st St., B'ham, Alabama

See Mtg 318-925

4830

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand One Hundred - - - - - and NO/100 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 S. Coggins; and Bernie W. Coggins, an unmarried man (herein referred to as grantors) do grant, bargain, sell and convey unto

Thomas Ray McAnally and wife, Linda McAnally

(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:

Lot 2, in Block 1, Oak Mountain Estates, according to Map as recorded in Map Book 5, Page 57, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

(\$19,100.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith).



19710908000037590 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/08/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1971 SEP - 8 AM 10:22
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carroll J. Hensley
JUDGE OF PROBATE

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 27th day of August, 1971.

WITNESS:

Bernie W. Coggins (Seal)
Bernie W. Coggins

Leonard W. Coggins (Seal)
Leonard W. Coggins

Shirley S. Coggins (Seal)
Shirley S. Coggins

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard W. Coggins and wife, Shirley S. Coggins and Bernie W. Coggins and unmarried man 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 27th day of August, A. D., 1971.

John C. Hensley
Notary Public.

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