

This instrument was prepared by

(Name) Bob Fleming Sales & Ins. Co., Inc. (Thomas E. Richardson)

(Address) P.O. Box 107, Pelham, Alabama. 35124

Form 1-1-6 Rev. 1-66

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP. BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-THREE HUNDRED AND NO/100 (\$3,300.00)

DOLLARS,

to the undersigned grantor, Cahaba Valley Homes, Inc.
in hand paid by Leonard Coggins

a corporation,

the receipt of which is hereby acknowledged, the said Cahaba Valley Homes, Inc.

does by these presents, grant, bargain, sell and convey unto the said Leonard Coggins

the following described real estate, situated in Shelby County, Alabama, To Wit:

Lot 20, Block 4, according to the survey of Oak Mountain Estates, 2nd Sector, as recorded in Map Book 5, Page 76, in the Probate Office of Shelby County, Alabama.

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



19711023000044930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/23/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
THEY THIS
INSTRUMENT WAS FILED
OCT 23 PM 1:52
U.C.C. FILE NUMBER 03
REC. BK. & PAGE AS SHOWN ABOVE
CONFIRMED

TO HAVE AND TO HOLD, To the said Leonard Coggins

heirs and assigns forever.

And said Cahaba Valley Homes, Inc.
and assigns, covenant with said Leonard Coggins

does for itself, its successors

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 Coggins

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

IN WITNESS WHEREOF, the said Cahaba Valley Homes, Inc.

by its

President, Bill D. Eddleman

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 7th day of October, 1971.

ATTEST:

By Bill D. Eddleman
Secretary President

STATE OF
COUNTY OF

I, a Notary Public in and for said County, in said State, hereby certify that Bill D. Eddleman whose name as President of Cahaba Valley Homes, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged 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 7th day of October, 1971.

Agnes L. Latham
Notary Public

4.95