

This instrument was prepared by

(Name) John C. Hensley
(Address) 524 North 21st St., B'ham, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

19730216000007580 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/16/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA
COUNTY OF Shelby

3180
See mtg 328-797
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Eight Thousand Two Hundred - - - - - and NO/100 DOLLARS

to the undersigned grantor, Coggins Homebuilders Corporation a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Paul Leslie Mann Jr., and wife, Ruth Mann

(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 43, in Block 1, according to Map of Oak Mountain
Estates, Sixth Sector, as recorded in Map Book 5, on
Page 102, in the Probate Office of Shelby County,
Alabama.

\$26,000.00 of the purchase price recited above was paid
from mortgage loan closed simultaneously herewith.

BOOK 278 PAGE 697

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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, except easements, restrictions and limitations of record and current taxes

due and payable October 1, 1973
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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Leonard Coggins
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 6th day of February 19 73

ATTEST:

COGGINS HOMEBUILDERS CORPORATION
By Leonard W. Coggins President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned W. Leonard Coggins a Notary Public in and for said County in said
State, hereby certify that Leonard Coggins
whose name as President of Coggins Homebuilders Corporation
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 6th day of February

1973

John C. Hensley
Notary Public