

This instrument prepared by
(Name) Karl C. Harrison

(Address) Columbiana, Alabama

3357

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James C. Green and wife, Helen Irene Green
(herein referred to as grantors) do grant, bargain, sell and convey unto

David W. Coggins and Marilyn 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:

Two and one-half acres, more or less, in North corner lying on North side of the Samford Road, this being in North corner of the following described 52-1/2 acres; commencing at SE corner of the NE 1/4 of NW 1/4, Section 24, for a point of beginning; thence North 440 yards; thence East 440 yards; thence North 32 degrees West to a large branch; thence NW up a small branch or drain to the North side of SW 1/4 of SE 1/4 of Section 13; thence West to NW corner of SW 1/4 of SE 1/4 of Section 13, continuing West 359 yards; thence South 104 yards; thence East 235 yards; thence South 775 yards; thence East 142 yards to the point of beginning, said 52-1/2 acre tract being in SE 1/4 of SW 1/4 and SW 1/4 of SE 1/4 of Section 13, and also in NE 1/4 of NW 1/4 of Section 24, all in Township 20 of Range 4 West, Shelby County, Alabama; ALSO: 1-1/2 acres more or less, beginning at the NW corner of the SE 1/4 of SW 1/4 of Section 13, Township 20, Range 4 West, run thence East 81 yards, thence South 104 yards; thence NW in a V shape to the point of beginning.

19730223000008830 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/23/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS
INSTRUMENT WAS FILED
1973 FEB 22 PM 2:
U.C. FILE NUMBER
REC. EX. & FASL AS SHOWN ABOVE
COUNTY OF SHELBY

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 13th day of January, 1973.

WITNESS:

(Seal) James C. Green (Seal)
James C. Green
(Seal) Helen Irene Green (Seal)
Helen Irene Green
(Seal) (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that James C. Green and wife, Helen Irene Green whose names 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 13th day of January, A. D., 1973

Martha B. Joiner
Notary Public.

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