

This instrument was prepared by

(Name) J. C. Jackson

(Address) # 1 Crosscreek Trail, Pelham, Alabama

Form 1-1-7 Rev. 1-66

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

See MHg 332-316

That in consideration of Thirty two thousand five hundred & no/100 dollars (\$32,500.)

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 Richard S. Grome, and wife,  
Margaret A. Grome

(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, viz:

Lot 11 Block 7 according to the Map and Survey of Oak Mountain Estates,  
Sixth Sector, as recorded in Map Book 5 Page 102 in the office of the  
Judge of Probate of Shelby County, Alabama

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

\$26,000. of the purchase price recited above was paid from mortgage  
loan closed simultaneously herewith.

19730709000038650 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
07/09/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 JUL -9 AM 9:45  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
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 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,

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 W. Coggins  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of June, 19 73  
Coggins Homebuilders Corporation

ATTEST:

By Leonard W. Coggins  
President

STATE OF Alabama }  
COUNTY OF Shelby }

I, J. C. Jackson  
State, hereby certify that Leonard W. 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 28th day of June

19 73

J. C. Jackson  
Notary Public

MY TERM EXPIRES JUNE 30, 1976

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