

This instrument was prepared by

(Name).....

(Address).....

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of \$1.00 and other valuable considerations.....

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bobby Gene Coggins and wife Betty Ann Coggins

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Coggins Homebuilders Corporation

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

From the SE corner of Section 13, Township 20 S outh, Range 3 West, run Northerly along theEast boundary line of said Section 294.4 feet; thence turn an angle of 54 deg. 53' to left and run Northwesterly 250.0 feet; thedce turn an angle of 90 deg. to left and run Southwesterly 210.0 feet; thence turn an angle of 02 deg. 12' to left and run Southwesterly 261.15 feet; thence turn an angle of 02 deg. 17' to right and continue Southwesterly 212.18 feet to point of beginning; thence turn an angle of 53 deg. 15' to right and run Westerly 332.38 feet to point on East right of way line of County road; thence turn an angle to left and run Southeast-erly along East right of way line of said County road a distance of 290.77 feet; thence turn an angle to left and run in a Northeasterly direction a distance of 305.94 feet to point of beginning,being a part of the N $\frac{1}{2}$ of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 24 Township 20 South, Range 3 West.

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19730913000051730 1/2 \$.00
Shelby Cnty Judge of Probate, AL
09/13/1973 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And K (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~KMYX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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~~ hands(s) and seal(s), this..... day of August, 19 73..

.....(Seal).....(Seal)
.....(Seal).....(Seal)
.....(Seal).....(Seal)

Betty Ann Coggins (Seal)
Bobby Gene Coggins (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Jack I. Atchison, a Notary Public in and for said County, in said State, hereby certify that Betty Ann Coggins whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of August

Jack I. Atchison
Notary Public

General Acknowledgment

STATE OF ALABAMA
Shelby County

I, J. C. Jackson A Notary Public in and for said County, in said State hereby Certify that Bobby Gene Coggins whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September 1973.

J. C. Jackson
Notary Public



STATE OF ALA. SHELBY CO.
INSURANCE WAS FILED
1973 SEP 13 PM 12:55
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Caret of M. J. Jackson
JUDGE OF PROBATE

19730913000051730 2/2 \$.00
Shelby Cnty Judge of Probate, AL
09/13/1973 12:00:00 AM FILED/CERT

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RETURN TO: Coggins Development Inc.
P.O. Box 1171
Alabaster

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

\$2.50 paid

Judge of Probate
LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$