

This instrument was prepared by

(Name) Nancy Schilling 2450

(Address) 2005 Valleydale Road Birmingham, Alabama 35244

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

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-four thousand and no/100 110. see MHg 336 - 81

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

James Howard Brown and wife, Damie Lightsey Brown

(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.**

**Lot 52 according to Map of Navajo Pines as recorded in Map Book 5
page 108 in Probate Office of Shelby County, Alabama.**

**\$23,000.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.**

Subject to easements, exceptions, restrictions and reservations of record.



19731212000066850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/12/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
1973 DEC 12 AM 7:51
U.C.C. FILE NUMBER OR
REC. NO. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

BOOK 284 PAGE 173

**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 as stated above**

**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 7 day of Dec. 19 73

ATTEST:

COGGINS HOMEBUILDERS CORPORATION

By Leonard W. Coggins President

Secretary

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, **Undersigned**

a Notary Public in and for said County in said

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 7th day of December 19 73

Nancy Schilling
Notary Public