

(Name) Kenneth H. Looney

(Address) 2153 First National-Southern Natural Bldg., Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty six thousand and no/100-----DOLLARS,

to the undersigned grantor, Coggins Homebuilders, Corporation a corporation,
in hand paid by Leonard W. Coggins and wife, Shirley S. Coggins

the receipt of which is hereby acknowledged, the said Coggins Homebuilders, Corporation

does by these presents, grant, bargain, sell and convey unto the said Leonard W. Coggins and wife, Shirley S. Coggins

the following described real estate, situated in Shelby County, Alabama:

From the SE corner of Section 13, Township 20 South, Range 3 West, run Northerly along the East line of said Section 294.4 feet; thence turn an angle of 54 deg. 53' left and run Northwesterly 250.0 feet; thence 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. 14' 30" right and run Westerly 331.85 feet to point on East right of way line of County road; thence turn an angle to left and run Southeasterly 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 N½ of NE¼ of NE¼ of Section 24, Township 20 South, Range 3 West.
Situated in Shelby County, Alabama.

\$23,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Leonard W. Coggins and wife, Shirley S. Coggins, their

This conveyance subject to all restrictions and easements, heirs and assigns forever.

And said Coggins Homebuilders, Corporation does for itself, its successors and assigns, covenant with said Leonard W. Coggins and wife, Shirley S. Coggins, their

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 Leonard W. Coggins and wife, Shirley S. Coggins

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Coggins Homebuilders, Corporation by its
President, Leonard W. Coggins, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 11th day of December, 1973.

ATTEST:

Coggins Homebuilders Corporation

Shirley S. Coggins
Secretary

By Leonard W. Coggins
President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned Leonard W. Coggins a Notary Public in and for said County, in said State, hereby certify that Leonard W. Coggins whose name as the 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 11th

day of December, 1973.



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Shelby Cnty Judge of Probate, AL
12/12/1973 12:00:00 AM FILED/CERT

Kenneth H. Looney
Notary Public