

(Name) Bob Fleming Realty & Mortgage (Lenora Beasley)  
(Address) #1 Cross Creek Trail, Pelham, Alabama 3691

Form 1-1-7 Rev. 8-70 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,

That in consideration of Twenty Eight Thousand Seven Hundred and no/100 - DOLLARS

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  
F. Scott Duff and wife, Marilyn M. Duff

(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:

Lot 2 according to Map of Oakdale Estates, as recorded in Map  
Book 5 on page 98 in Probate Office of Shelby County, Alabama.

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

\$27,200.00 of the purchase price recited above was paid from  
a mortgage loan closed simultaneously herewith.

19740220000008470 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/20/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
CLERK OF THE COURT  
INSTRUMENT WAS FILED  
1974 FEB 20 AM 8:12  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Cora J. McQuinn  
JUDGE OF PROBATE

BOOK 285 PAGE 403

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, unless otherwise noted 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 8th day of February 19 74  
COGGINS HOMEBUILDERS CORPORATION

ATTEST:

Secretary

By Leonard W. Coggins President

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, J.C. JACKSON 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 8th day of February 19 74  
J.C. Jackson  
Notary Public