

This instrument was prepared by

(Name) Nancy Schilling 4955

(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,

See Map 338-611

That in consideration of Thirty-three thousand five hundred and no/100

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 R. R. Davis and wife, Brenda J. Davis

(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 53 according to Map of Navajo Pines as recorded in Map Book 5 page
103 in Probate Office of Shelby County, Alabama.

Subject to all other easements, exceptions, restrictions and reservations of record are
also excepted.

\$33,500.00 of purchase price recited above was paid from mortgage loan closed simultaneously
herewith.

BOOK 280 PAGE 516



19740423000019370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/23/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
See Map 338-611
1974 APR 23 PM 8:00
U.C.C. FILE NUMBER OR
REC. BK & PAGE AS SHOWN ABOVE
Coggins Homebuilders
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 18 day of April 1974

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 18 day of

April 1974
Nancy Schilling
Notary Public