

This instrument was prepared by

(Name) Frank K. Bynum, Attorney
(Address) 1701 City Federal Building, Birmingham, Alabama 35203

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 THIRTY FIVE THOUSAND FOUR HUNDRED AND NO/100 DOLLARS (\$35,400.00)
See Mtg 341-713

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
Dennis K. Duell and wife, Janet M. Duell

(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 the County of Shelby, State of Alabama, to-wit:

Lot 12, in Block 6, according to the Survey of Oak Mountain Estates, Fifth Sector, as recorded in Map Book 5, Page 124, in the Probate Office of Shelby County, Alabama, Situated in the Town of Pelham, Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.
\$30,400.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
Rec'd Sep 5.00
1974 SEP 12 AM 8:40
REC. BK. & PAGE AS SHOWN ABOVE
C. J. JUDGE OF PROBATE

19740912000044850 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/12/1974 12:00:00AM FILED/CERT

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 contingent 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 encumbrances, 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 10th day of September 1974.

XXXXXX
COGGINS HOMEBUILDERS CORPORATION
By Leonard W. Coggins President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned
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 10th day of September 19 74.
Notary Public