

This instrument was prepared by

(Name) Nancy Schilling 8226

(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-seven thousand one hundred twenty-five and no/100  
See Mtg 341-738

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

John J. Burke and wife, Charlotte<sup>Nell</sup> Burke

(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 40 according to Map of Navajo Pines as recorded in Map Book 5  
on page 108 in Probate Office of Shelby County, Alabama.  
Minerals and mining rights excepted.  
Situated in Shelby County, Alabama.

\$36,500.00 of the purchase price recited above was paid from a mortgage  
loan closed simultaneously with delivery of this deed.

19740913000044980 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
09/13/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 SEP 13 AM 8:19  
Deed Book 1.00  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Clerk of Probate  
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 12 day of September 1974

ATTEST:

COGGINS HOMEBUILDERS CORPORATION

By Leonard W. Coggins  
President

STATE OF ALABAMA }  
COUNTY OF SHELBY }

I, Undersigned Leonard W. Coggins 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 12 day of September 1974  
Nancy Schilling  
Notary Public