

This instrument was prepared by

(Name) _____

(Address) _____

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

STATE OF ALABAMA

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Annie Lee Scarborough, a widow.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert E. Coe & Jewel F. Coe

(herein referred to as grantee, whether one or more), the following described real estate, situated in County, Alabama, to-wit:

Begin at the southeast corner of Lot 12 according to the map and survey of Fowler's Lake Estate as recorded in Map Book 3, Page 148 in the Probate office of Shelby County, Alabama, thence run northerly along the easterly line of said Lot 12 for 167.2 feet to the northeast corner thereof; thence 100° 44' 30" left to the chord of a curve, said curve is to the right running westerly and has a radius of 230.6 feet and a central angle of 26° 30' 30"; thence run westerly along the arc of said curve and along the northerly line of said Lot 12 for 106.69 feet to the end of said curve; thence at tangent to said curve, run westerly along the northerly line of said Lot 12 for 20.0 Feet; thence 113° 22' left and run southeasterly for 174.00 feet to the waters edge of Fowler's Lake as existed on March 8, 1974; thence run easterly along said waters edge for 69 Feet, more or less, to a point on the easterly line of said Lot 12, said point being 6 feet more or less, northerly from the point of beginning, containing 15,200 Sq. Ft., more or less.

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



19741112000054870 1/1 \$.00
Shelby Cnty Judge of Probate, AL
11/12/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
11/12/1974 NOV 12 AM 9:43
REC. BK. 2 PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OF
JUDGE OF PROBATE

BOOK 289 PAGE 580
TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 11th day of November, 1974.

Robert E. Coe (Seal)
Jewel F. Coe (Seal)
(Seal)

Robert E. Coe (Seal)
Robert E. Coe, Purchaser
Jewel F. Coe (Seal)
Jewel F. Coe, Purchaser
Annie Lee Scarborough (Seal)
Annie Lee Scarborough, Seller

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Rachelle H. Wilkerson, a Notary Public in and for said County, in said State, hereby certify that Annie Lee Scarborough, a widow, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance and executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11 day of October, A. D., 1974.

Rachelle H. Wilkerson
Notary Public
My commission expires October 17, 1976.