

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 3410 Independence Drive, Birmingham, Alabama 35209

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 FORTY THOUSAND NINE HUNDRED AND NO/100 DOLLARS-----(\$40,900.00)

see Mtg 356 - 507

to the undersigned grantor, Coggins Homebuilders Corporation a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ronald Eugene Herrington and wife, Barbara W. Herrington

(herein referred to as GRANTEEES) 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 36, according to Map of Navajo Pines, as recorded in

Map Book 5, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$38,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CT.
I CERTIFY THIS
INSTRUMENT WAS FILED
Deed of sale
Coggins Homebuilders
JUDGE OF PROBATE

1976 JUL 26 AM 9:40

19760726000069890 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
07/26/1976 12:00:00AM FILED/CERT

BOOK 300 PAGE 46

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Bernie W. Coggins who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of July 19 76.

XXXXXXXXXX COGGINS HOMEBUILDERS CORPORATION

By *Bernie W. Coggins* President
Bernie W. Coggins Vice

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned
State, hereby certify that *Bernie W. Coggins*
whose name as Vice 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 21st day of

July

19 76.

Frank Bynum

Notary Public