

7122

(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 GRANTEES 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 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 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 simul-
taneously herewith.

46
PAGE
300
BOOK

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

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1976 JUL 26 AM 9:40
Deed July 30
C. J. Herrington
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, 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 VicePresident, 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.

~~XXXXXX~~
COGGINS HOMEBUILDERS CORPORATION
By *Bernie W Coggins*
Bernie W. Coggins Vice President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
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 K Bynum
Notary Public