

Douglas Key, *Att'y*,

813 Third Avenue North

Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

8709

State of Alabama

Shelby

COUNTY

Know All Men By These Presents,

That in consideration of One hundred and 00/100----- DOLLARS  
and other valuables  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Joseph C. Coan and wife, Ruby W. Coan

(herein referred to as grantors) do grant, bargain, sell and convey unto Joseph C. Coan and wife, Ruby W. Coan

(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 to-wit:

Commence at the Northwest corner of Section 28, T-20-S, R-1-E, thence run South along the West line of said Section 28 a distance of 227.29 feet; thence turn an angle of 90 deg. 39 min. to the left and run a distance of 34.46 feet to the East right-of-way line of Shelby County Hwy. No. 55 and the point of beginning; thence continue in the same direction a distance of 221.16 feet; thence turn an angle of 90 deg. 39 min. 30 sec. to the right and run a distance of 331.96 feet; thence turn an angle of 89 deg. 29 min. to the right and run a distance of 222.92 feet to the East right-of-way of Shelby County Hwy. No. 55; thence turn an angle of 90 deg. 00 min. to the right and run along said Hwy. R/W a distance of 231.84 feet; thence turn an angle of 2 deg. 42 min. 30 sec. to the right and run a distance of 99.64 feet to the point of beginning. Situated in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 28, T-20-S, R-1-E, Huntsville Meridian, Shelby County, Alabama.

BOOK 305 PAGE 410

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1977 MAY 16 PM 3:49

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

19770516000047170 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
05/16/1977 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 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:

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, we have hereunto set our hand and seal, this 3 day of February, 1977.

WITNESS:

*Joseph C. Coan*  
*Ruby W. Coan*

State of Alabama

Shelby COUNTY

General Acknowledgement

I, *Douglas Key*, a Notary Public in and for said County, in said State, hereby certify that Joseph C. Coan and wife, Ruby W. Coan whose names *are* signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance *that they* are known to me, acknowledged before executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of March

A. D., 19 77

*Douglas Key*  
Notary Public