

This instrument was prepared by

(Name) A. C. Scott

(Address) 4631 Wooddale Lane, Pelham, Al 35124

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand and no/100 -----Dollars. (\$6,000.00)

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

Arthur C. Scott and Mary M. Scott who are Husband and Wife

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

Leonard W. Coggins and Shirley S. Coggins who are Husband and Wife

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

A parcel of land located in the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:
Begin at the Northwest corner of said 1/4 - 1/4 Section, thence proceed in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 200.0 feet, thence turn 88 degrees 53 minutes 56 seconds right in a Southerly direction a distance of 125.0 feet, Thence turn 91 degrees 06 minutes 04 seconds right in a Westerly direction a distance of 200.0 feet, thence turn 88 degrees 53 minutes 56 seconds right in a Northerly direction a distance of 125.0 feet to the point of Beginning.



19780404000040800 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/04/1978 12:00:00AM FILED/CERT

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 ~~we~~ (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, We have hereunto set our hands(s) and seal(s), this 12 th day of December, 1977

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

1978 APR -4 AM 9:27 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Arthur C. Scott and Mary M. Scott 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of December

A. D., 1977

Jerry Wayne

Notary Public

Jack Atkinson