

This instrument was prepared by

1718

(Name) Gail W. Humber
Odom, May & DeBuys
(Address) 2160 Highland Avenue, Birmingham, AL

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of (\$110,000.00) One Hundred Ten Thousand and no/100-----DOLLARS

to the undersigned grantor, Johnson-Rast & Hays Co., Inc. 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

John C. Coggin, III and Diana L. Coggin

(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:

Lot 6, according to the First Addition of Riverchase West, as recorded in
Map Book 7, page 2, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and there-
after. (2) 30' easement rear and 70' easement northeast corner of said lot,
as shown by recorded map. (3) Sewer agreement as recorded in Misc. Vol. 16,
page 989, in the Probate Office of Shelby County, Alabama. (4) Right of way
to Alabama Power Company recorded in Vol. 308, page 431, in said Probate
Office. (5) Agreement to Alabama Power Company recorded in Misc. Vol. 21,
page 385, in said Probate Office. (6) Restrictions recorded in Vol. 21, page
384 and Vol. 14, page 536 and amended to Restrictions recorded in Vol. 17,
page 550, in said Probate Office. (7) Mineral and mining rights and rights
incident thereto recorded in Vol. 127, page 140, in said Probate Office.

\$99,000.00 of the purchase price recited above was paid from mortgage loan
closed simultaneously herewith.

BOOK 313 PAGE 212



19780620000077760 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/20/1978 12:00:00AM FILED/CERT

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

JUN 28 AM 8:57

Thomas G. Snowdon, Jr.
JUDGE OF PROBATE

Sec mty - 379-825-

Deed 11.00
Rec. 1.50
Jud. 1.00
13.50

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, except as stated 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 President, Robert E. Reed
who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of June 19 78

Johnson-Rast & Hays Co., Inc.

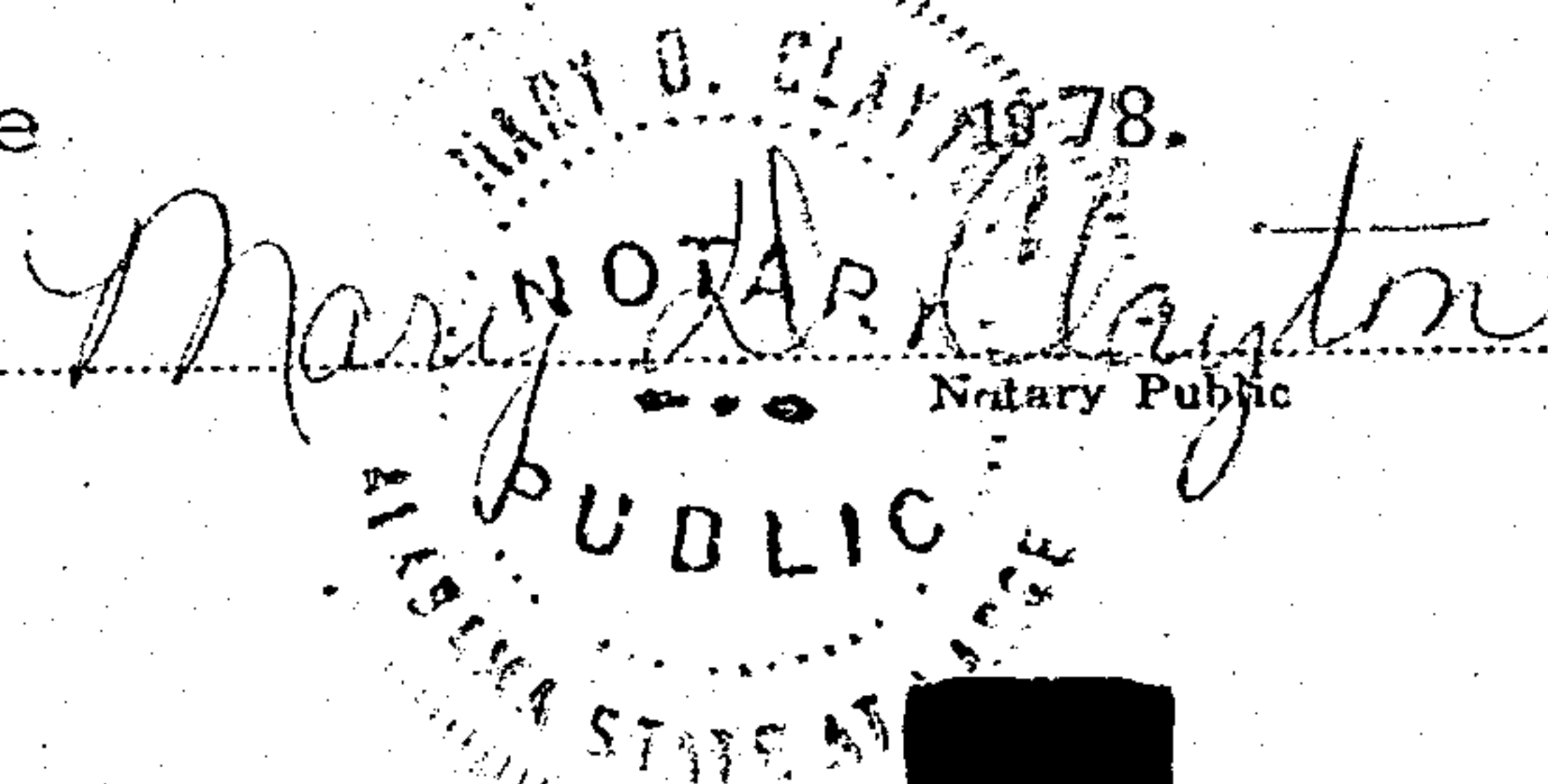
ATTEST:

By Robert E. Reed President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Robert E. Reed
whose name as President of Johnson-Rast & Hays Co., Inc.
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 22nd day of June



Odom, DeBuys