

1863

OK-EJ-33321
Shelby

This instrument was prepared by

(Name) Dale Corley
2117 Magnolia Avenue
(Address) Birmingham, Al. 35205

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

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eight Thousand Four Hundred & no/100 (\$8,400.00) Dollars,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Three C's, an Alabama General Partnership,

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

Coggins & Monzella Realty & Development Co., Inc.,

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 5, according to the Survey of Eagle Wood Estates, First Sector, as recorded in Map Book 7, Page 45, in the Probate Office of Shelby County, Alabama.

SUBJECT TO TAXES, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BOOK 313 PAGE 269

19780630000084790 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/30/1978 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 I am (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, I have hereunto set my hands(s) and seal(s), this 11th day of May, 1978

THREE C'S, an Alabama General Partnership

Steven E. Chambers, Partner

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

JUN 30 PM 12:49

Judge of Probate

Deed 8.50
Rec. 1.50
Dul. 1.00

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven E. Chambers, as a partner of Three C's, an Alabama General Partnership, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of May, A. D., 1978.

Caralyn Dupper
Notary Public

Jefferson Land Title