

This instrument was prepared by

(Name) Thomas L. Foster, Attorney 101

(Address) 2010 City Federal Bldg. Birmingham, Alabama

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 JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Forty-nine Thousand Nine Hundred and no/100--(\$49,900.00)--Dollars

to the undersigned grantor, Coggins & Monzella Realty & Development Co. 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

Raybon Wayne Boody and wife, Teresa P. Boody

(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 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:

1. Ad valorem taxes for the current tax year.
2. 30 foot building line from Autumn Circle, 10 foot easement along  
South line, 7 1/2 feet along the east line and 20 feet along the north  
line.

\$49,900.00 of the purchase price recited above was paid from mortgage  
loan closed simultaneously herewith.



19781102000147490 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
11/02/1978 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 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 President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of October 19 78

ATTEST:

COGGINS & MONZELLA REALTY & DEVELOPMENT CO., I

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned  
State, hereby certify that

whose name as President of Coggins & Monzella Realty & Development Co., Inc.  
acknowledged 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 27th day of October

19 78.

City Federal & L. L. Lessor -  
20130 - 2nd Ave. No.  
B'ham, Ala. 35203

Jandra R. Hall  
Notary Public