

(Name) Thomas L. Foster, Attorney at Law

(Address) City Federal Building- Birmingham, Alabama 35203

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 Ninety Seven Thousand Five Hundred and no/100--(\$97,500.00)---Dollars.

to the undersigned grantor, Osborn Enterprises, 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

Terry W. Coggins and Donna H. Coggins

(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.

Lot 102, according to the Survey of Southern Pines, Second Sector, as recorded in Map Book 7, page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

Advalorem Taxes for the year 1979, which said taxes are not due or payable until October 1, 1979.

40 foot building line from Pinehurst Terrace; 7.5 foot easement along the northerly line as shown on recorded map and also a 10 foot easement along the Southeasterly line.

Right of way in favor of Alabama Power Company and Southern Bell Telephone & Telegraph Co. by instruments recorded in Deed Book 312, Page 164

Right of way and Rights in connection therewith granted to Shelby County, Alabama for road in Deed Book 135, Page 50.

\$75,000 of the purchase price recited above was paid from a mortgage loan closing simultaneously herewith.

See Ptg. 393-450  
Deed tax 22.50  
Rec. 1.50  
Sub. 1.00  
25.00  
1979 JUL -5 AM 8:42

19790705000083870 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/05/1979 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 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 encumbrances, 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 29th day of June 19 79 OSBORN ENTERPRISES, INC.

ATTEST:

Mildred H. Osborn  
Secretary

By Gary S. Osborn  
President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned Gary S. Osborn a Notary Public in and for said County in said State, hereby certify that Gary S. Osborn President of Osborn Enterprises, Inc. 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 29th day of June 19 79  
Helen Hays Richardson  
Notary Public

City Federal Sav. & Loan