

This instrument was prepared by

(Name) Thomas E. Norton, Jr. 1400
2220 Highland Avenue
(Address) Birmingham, Alabama 35205

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 Shelby

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty four thousand four hundred and no/100-----
(\$64,400.00)

to the undersigned grantor, D.W. Corporation 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

Joseph Lucien Coggins and wife, Janet D. 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.

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 3 West, Shelby County, Alabama, North of Lot 99, of Dearing Downs-First Addition, as recorded in Map Book 6, page 141, in the Probate Office of Shelby County, Alabama, more particularly described as follows: Begin at the N.W. Corner of said Lot 99, thence in a Northeasterly direction, along the Northwesterly line of said Lot 99, a distance of 142.37 feet; thence 69°19'13" left, in a Northeasterly direction, a distance of 101.0 feet; thence 77°34'01" left, in a Northwesterly direction, along the Southwesterly line of Lot 101 of said subdivision, a distance of 112.02 feet to a point on the Southeasterly Right of way line of Whirlaway Circle, said point being on a curve to the left, said curve having a radius of 319.25 feet and a central angle of 32°07'32"; thence 78°38'30" left, measured to tangent of said curve, in a Southwesterly direction, along arc of said curve, a distance of 179.34 feet to the point of beginning. Subject to easements and building line as shown on said Dearing Downs-First Addition. SUBJECT TO:(1) Taxes for 1979 and subsequent years, 1979 taxes are a lien but not due and payable until October 1, 1979. (2) 35 foot set back line from Whirlaway Circle. (3) 10 foot utility easements over East and South sides of said lot. (4) Restrictive covenants and conditions recorded in Misc. Book 18, page 598, in Probate Office. (5) Easement to Alabama Power Company recorded in Deed book 55, page 454, in Probate Office.

BOOK 321 PAGE 182

The \$64,400.00 consideration recited above was paid from a mortgage loan closed simultaneously herewith.



19790731000097540 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/31/1979 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 27th day of July 19 79.
D. W. Corporation

ATTEST:

STATE OF ALA. SHELBY CO.
SECRETARY

By [Signature]
Its President President

STATE OF Alabama 1979 JUL 31 PM 2:12
COUNTY OF Jefferson

deed tax - - Sec mtg 394-474
rec. 1.50
incl. 1.00
2.50

I, the undersigned [Signature]
JUDGE OF PROBATE

a Notary Public in and for said County in said

State, hereby certify that President of D.W. Corporation
whose name as President of D.W. Corporation
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 27th day of July 19 79.

Thomas E. Norton, Jr.

[Signature]
Notary Public