



This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 1007, Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND FIVE HUNDRED AND NO/100TH (\$2,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Bernie Coggins, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Lynnwood H. Abbott and wife, Betty E. Abbott

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Part of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 35, Township 21, South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said NE $\frac{1}{4}$ of SE $\frac{1}{4}$, run thence in a Southerly direction along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 70.15 feet to a point on the centerline of Shelby County Road No. 24; thence turn an angle to the left of 86 deg. 48 min. 30 sec. and run in an easterly direction along the centerline of said County Road for a distance of 261.94 feet; thence turn an angle to the right of 104 deg. 19 min. 30 sec. and run thence in a southwesterly direction for a distance of 41.28 feet to a point on the South right of way line of said County Road; thence turn an angle to the left of 104 deg. 19 min. 30 sec. and run in an Easterly direction along said right of way line for a distance of 227.79 feet; thence turn an angle to the right of 87 deg. 03 min. 42 sec. and run in a southerly direction for a distance of 187.35 feet to the point of beginning; thence continue along last mentioned course for a distance of 204.70 feet; thence turn an angle to the left of 86 deg. 59 min. 52 sec. and run in an easterly direction for a distance of 83.32 feet; thence turn an angle to the left of 76 deg. 48 min. and run in a Northeasterly direction for a distance of 209.96 feet; thence turn an angle to the left of 103 deg. 12 min. and run in a Westerly direction for a distance of 141.99 feet, more or less, to the point of beginning. All being situated in Shelby County, Alabama.

Subject to existing easements of record.

Corrective deed to show marital status.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 hand(s) and seal(s), this 27th day of March, 19 84

WITNESS:

Deed TAX 2.50
Rec 1.50
Ins 1.00
5.00
STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 APR -4 AM 11:25 (Seal)

Bernie Coggins (Seal)
BERNIE COGGINS

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 APR -4 AM 11:25 (Seal)

STATE OF ALABAMA

SHELBY COUNTY

Thomas H. [Signature]
JUDGE OF PROBATE

General Acknowledgment

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 APR -4 AM 11:25 (Seal)

Rec 2.50
Ins 1.00
3.50
Corrected
1984 JUL -2 PM 7:29

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bernie Coggins, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, A. D., 19 84