

This instrument is prepared by

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Rt 1, ~~10177~~

(Name) Matt Scalici, Attorney

Maylene, ALA.

(Address) 3410 Independence Drive, Birmingham, Alabama 35209

Form 1-1-27 Rev. 1-68

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY}

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Thousand and no/100 (\$5,000.00) Dollars and the execution of a purchase money mortgage for Fourteen Thousand Two Hundred (\$14,200.00) Dollars to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

PATRICIA COLLINS GROVER and DOROTHY GROVER

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

DAVID W. COGGINS and MARILYN COGGINS

(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 Crawford's Addition to Genery Gap, as recorded in Map Book 7, Page 122 in the Probate Office of Shelby County, Alabama.

Subject to public utility easements, restrictions, covenants and conditions of record, and right-of-way in favor of Shelby County.

Except all minerals and mining rights in and to the subject property.

The above described property is an unimproved lot and is not the homestead or any part thereof of the Grantors.

RECORDING FEES

Mortgage Tax	\$ <u>5.00</u>
Deed Tax	<u>5.00</u>
Mineral Tax	<u>2.50</u>
Recording Fee	<u>2.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>8.50</u>

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 OCT 15 AM 9:04
SHERIFF OF SHELBY COUNTY
CLERK OF SHELBY COUNTY

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 GRANTEE(S), 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 GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 10th day of October, 1984.

..... (Seal) (Seal)

..... (Seal) (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patricia Collins Grover and Dorothy Grover whose name is are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of October, A. D. 1984.

Matt Scalici
Notary Public.