

This instrument was prepared by

(Name) Joel C. Watson
(Address) P. O. Box 987
Alabaster, AL 35007

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA }
Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SIXTEEN THOUSAND FIVE HUNDRED FIFTY EIGHT DOLLARS & 00/100

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Annie P. Cofer, a widow

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

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot No. 96 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the westerly right of way line of Fallon Avenue and the northerly right of way line of 2nd Avenue, said right of way lines as shown on the Map of Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of 2nd Avenue for 75.00 feet to the point of beginning; thence 89 deg. 35 min. right and run northeasterly for 109.53 feet; thence 88 deg. 35 min. 30 sec. left and run northwesterly for 76.00 feet; thence 91 deg. 24 min. 30 sec. left and run southwesterly for 109.52 feet to a point on the north right of way line of 2nd Avenue; thence 89 deg. 35 min. left and run southeasterly along said right of way line of 2nd Avenue for 76.00 feet to the point of beginning; being situated in Shelby County, Alabama.
Subject to easements, restrictions and rights of way of record.
(see reverse side)

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 11th
day of January, 19 85.

.....(SEAL) Annie P. Cofer(SEAL)
.....(SEAL)(SEAL)
.....(SEAL)(SEAL)

STATE OF Alabama
Shelby COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,
in said State, hereby certify that Annie P. Cofer

whose name(s) 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of January, A.D. 19 85.

WATSON & JOHNSON
ATTORNEYS AND COUNSELORS AT LAW
POST OFFICE BOX 987
ALABASTER, ALABAMA 35007

Patricia Ann Cofer
Notary Public

Annie P. Cofer is the surviving grantee of Deed recorded in Deed Book 240 page 322 in the Probate Office of Shelby County, Alabama; the other grantee, Berry B. Cofer, having died on or about November 24, 1981.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
1985 JAN 14 AM 8:46
JUDGE

Deed # 1700
500
23 00

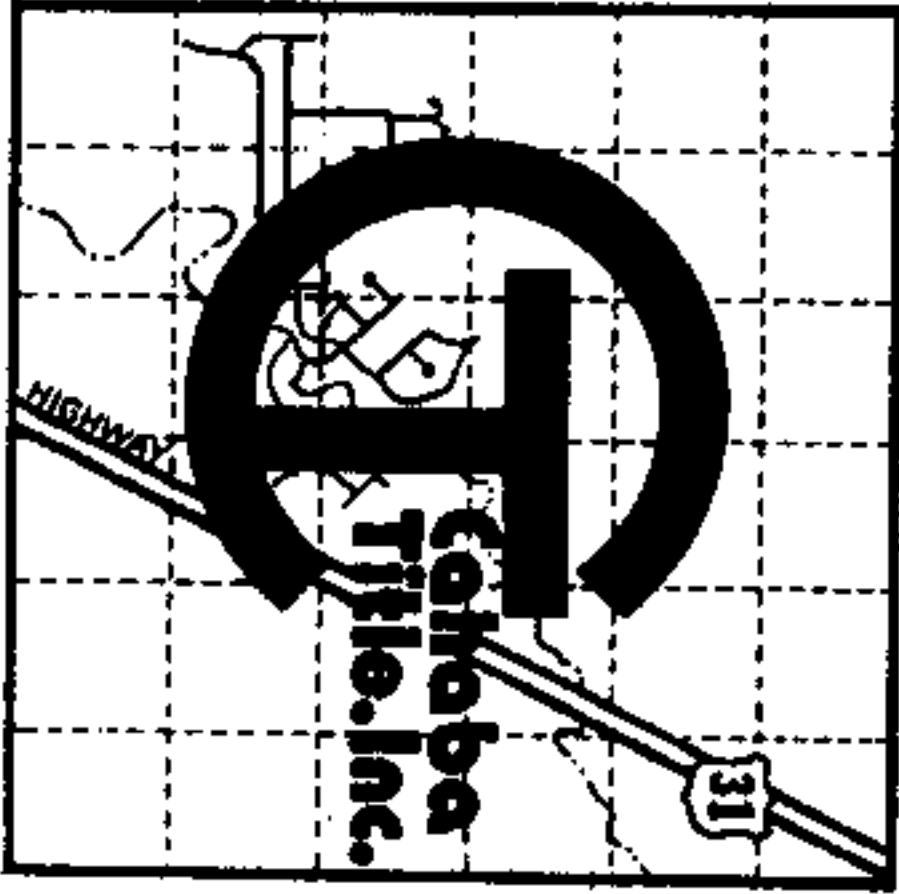
Book 014 page 702-A

Return to:

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$

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