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3348-6

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME: Dale Corley, Attorney at Law  
2100 16th Avenue So.  
ADDRESS: Birmingham, Al 35205 57

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.** BIRMINGHAM, ALA.

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00) Dollars and subject to an outstanding mortgage

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Scott Coggins, a unmarried man

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

Dixie Homebuilders, Inc.

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

Lot 8 according to the survey of Oak Glen, First Sector, as recorded in Map Book 9, Page 104 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

BOOK 055 PAGE 556

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 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 hands(s) and seal(s), this 20th day of December, 1985.

Deed TAX 1.00  
Rec 2.50  
Ind 1.00  
4.00  
STATE OF ALA. SHELBY CO. (Seal)  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
1986 JAN -2 PM 1:31 (Seal)

Scott Coggins (Seal)  
Scott Coggins (Seal)  
(Seal)

STATE OF ALABAMA JUDGE OF PROBATE  
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Scott 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 20th day of December, A. D., 1985.

Land Title Co.