

This Instrument Was Prepared By:
Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35209

402

SEND TAX NOTICE TO:
Thomas Samuel Duck
1038 Independence Court
Alabaster, AL 35007

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of NINETY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$95,500.00) to the undersigned grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, KEITH COGGIN, a married man, d/b/a B & K CONSTRUCTION (herein referred to as Grantors) do grant, bargain, sell and convey unto THOMAS SAMUEL DUCK AND CRYSTAL A. BARRENTINE (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

8.50
2.50
4.00
15.00

Lot 54, according to the survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5, and 6, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

The property described in this instrument is not the homestead of the grantor. Said grantor is conveying pursuant to Section 6-10-3 of the Code of Alabama, as amended.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$87,210.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

919
264 PAGE
BOOK

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I/we do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that I/we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my 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 and seal, this 25th day of September, 1989.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

89 NOV -6 PM 1:59

Keith Coggins
Keith Coggins d/b/a B & K Construction

Deed TAX 8.50
Rec 2.50
Jnd 3.00
Cert 1.00
15.00

STATE OF ALABAMA PROBATE
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that KEITH COGGINS, a married man, d/b/a B & K Construction 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 the 25th day of September, 1989.

Frank Wagnleitner
Notary Public