

SEND TAX NOTICE TO: ²⁷⁹⁵

(Name) Keith Coggins

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

Post Office Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-Two Thousand, Five Hundred (\$22,500.00)-----DOLLARS

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

Van E. Holcombe and wife, Tammy R. Holcombe

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

Keith Coggins

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

Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 7, Township 24 North, Range 13 East, Shelby County, Alabama, and run West along the North line of said 1/4-1/4 Section a distance of 342.72 feet to point of beginning; thence left 87 degrees 26 minutes 31 seconds and run Southerly 635.00 feet; thence right 87 degrees 26 minutes 31 seconds and run Westerly 763.64 feet; thence left 87 degrees 26 minutes 48 seconds and run Southerly 676.91 feet to a point on the South line of said 1/4-1/4 Section; thence right 88 degrees 54 minutes 14 seconds and run West 101.36 feet; thence right 91 degrees 05 minutes 03 seconds and run Northerly 1029.0 feet; thence right 87 degrees 26 minutes 31 seconds and run East 494.74 feet; thence left 87 degrees 26 minutes 31 seconds and run Northerly 280.00 feet; thence right 87 degrees 26 minutes 31 seconds and run East 370.26 feet to point of beginning.

LESS AND EXCEPT that part used as public road right-of-way. Situated in Shelby County, Alabama.

ALL OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

TWO TAX COLLECTED
2.50
3.00
1.00
7.50

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, we have hereunto set OUR hands(s) and seal(s), this 8th day of August, 1991

(Seal)
I CERTIFY THIS INSTRUMENT WAS
91 AUG -9 AM 8:59 (Seal)
JUDGE OF PROBATE (Seal)

Van E. Holcombe (Seal)
Van E. Holcombe (Seal)
Tammy R. Holcombe (Seal)
Tammy R. Holcombe (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Van E. Holcombe and wife, Tammy R. Holcombe whose name s 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 8th day of August, A. D., 1991

Mike T. Atchison
Notary Public

Mike

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