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This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Leonard W. Coggins
(Address) 161 Jecoma Circle
Calera, Alabama 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100ths-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Shirley S. Coggins and husband, Leonard W. Coggins (herein referred to as grantors) do grant, bargain, sell and convey unto Leonard W. Coggins and wife, Shirley S. Coggins

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West and run North 87 deg. 58 min. 10 Sec. East along the South line of said 1/4-1/4 section, 786.36 feet to the point of beginning, thence continue along last described course along said south line, 540.00 feet to the SE corner of said 1/4-1/4 section thence North 6 deg. 59 min. 26 sec. West and run along the east line of said 1/4-1/4 section 419.35 feet; thence North 77 deg. 00 min. 26 sec. West and run 425.49 feet to the centerline of a 50 foot wide road easement; thence South 12 deg. 59 min. 34 sec West and run 284.31 feet; thence South 15 deg. 06 min. 38 sec. East and run 30.43 feet; thence South 4 deg. 35 min. 27 sec. and run 225.34 feet to said South line of said 1/4-1/4 section. ALSO, an easement being more particularly described as lying 25 feet each side of the following described line. Commence at the SW corner of the SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West and run North 87 deg. 58 min. 10 sec. East along the South line of said 1/4-1/4 section 786.36 feet; thence North 4 deg. 35 min. 27 sec. East and run 225.34 feet to the point of beginning of Easement centerline; thence North 15 deg. 06 min. 38 sec. West and run 30.43 feet; thence North 12 deg. 59 min. 34 sec. East and North 0 deg. 44 min. 09 sec. West and run 178.00 feet; thence North 12 deg. 38 min. 32 sec. West and run 82.48 feet, more or less, to the South right of way line of Highway 70 and to the end of said easement centerline.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any of record.

THIS DEED IS BEING RECORDED TO CORRECT THE OWNERSHIP.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 12th day of March, 19 92

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

- 1. Doc. Tax 1.50 (Seal)
- 2. Mfg. Tax 2.50
- 3. Recording Fee 3.00 92 MAR 23 AM 10:31 (Seal)
- 4. Indexing Fee 1.00 (Seal)
- 5. No. Tax Fee 1.00
- 6. Certified Fee 1.00 (Seal)
- Total 11.00 JUDGE OF PROBATE

Shirley S. Coggins (Seal)
Leonard W. Coggins (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 Shirley S. Coggins and husband, Leonard W. Coggins whose name 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 12th day of March A.D., 1992

10-23-93

My Commission Expires:

RICHARD D. MINK
MY COMMISSION EXPIRES

Richard D. Mink
Notary Public

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