

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) C & H. Construction Company

(Address)

This instrument was prepared by

(Name) Michael T. Atchison, Attorney at Law

(Address) P.O. Box 822 Columbiana, Al. 35051

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100 -----dollar

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

James B. Howard and wife, Rebecca Howard

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

Keith Coggins and James Howard d/b/a
C & H Construction Company

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

A tract of land situated in the SW 1/4 of the SW 1/4 of Section 35, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the SW corner of the SW 1/4 of Section 35, and run North 00 degrees 28 minutes 04 seconds East along the West line of thereof for a distance of 60.03 feet to a point on the North right-of-way of Country Hills Road and the point of beginning of the property herein described; thence continue North 00 degrees 28 minutes 04 seconds East along the west line of said Section 35 for a distance of 518.07 feet to a point; thence run South 90 degrees 00 minutes 00 seconds East for a distance of 228.09 feet; thence run South 01 degrees 47 minutes 12 seconds East for a distance of 593.62 feet to a point on the North right-of-way of aforementioned Country Hills Road, said point being on a curve having a radius of 640.89 feet a central angle of 23 degrees 34 minutes 41 seconds and curving to the left in Northwesterly to Westerly direction; thence turn 120 degrees 16 minutes 57 seconds right to the tangent of said curve and run along the curve of said road for an arc distance of 263.74 feet to the end of said curve and the point of beginning of said tract of land; being situated in Shelby County, Alabama.

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

The above recited purchase price was paid from a Mortgage loan closed simultaneously herewith.

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 30 day of July, 1992

(Seal)

(Seal)

(Seal)

James B. Howard

Rebecca Howard

(Seal)

(Seal)

(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 James B. Howard and Rebecca Howard whose names 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 30 day of July, A. D., 1992

Frost A. Burch

Just F. Pason

Notary Public.