

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.

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

Value: \$ 500. —
SEND TAX NOTICE TO:

(Name) Maryland Coggins Tracy and
Raymond Bradley Tracy

(Address) 161 Jecoma Circle
Calera, Alabama 35040

This instrument was prepared by

(Name) WALLACE, ELLIS, FOWLER & HEAD

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 ----- DOLLARS
and love and affection

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

✓ Leonard Coggins and wife, Shirley Coggins

(herein referred to as grantors) do grant, bargain, sell and convey unto

Maryland Coggins Tracy and Raymond Bradley Tracy

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out herein which said Exhibit "A" is signed by grantors herein for the purpose of identification.

Inst # 1993-18770

06/28/1993-18770
10:42 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MJS 9.50

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 (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 hand(s) and seal(s), this

day of _____, 19 93

WITNESS:

Liz Bishop (Seal)

(Seal)

(Seal)

Leonard W Coggins (Seal)
Leonard Coggins

Shirley Coggins (Seal)
Shirley Coggins

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard Coggins and wife, Shirley Coggins 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 23 day of June A. D., 19 93

P.O. Box 708
Calera, AL 35040

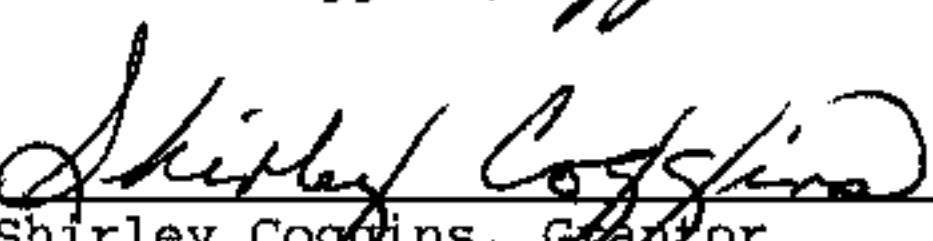
Elizabeth M. Bishop
Notary Public.

Exhibit "A"

Commence at the Southeast Corner of the SW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 2 West in Shelby County, Alabama; thence run North 06°59'26" West along the East Line of said 1/4 - 1/4 section a distance of 419.35 feet to the Point of Beginning of the herein described parcel of land; thence continue along last described course a distance of 725.94 feet, more or less to the South Right-of-Way Line of State Highway No. 70, said point being on a curve having a radius of 5831.58 feet, a central angle of 02°05'25" and a chord bearing of South 80°08'43" West; thence in a westerly direction along the arc of said curve a distance of 212.76 feet, more or less to the Point of Beginning of the centerline of a 50 foot wide easement for ingress and egress; thence run South 12°38'32" East a distance of 82.48 feet along the centerline of said easement; thence run South 00°44'09" East a distance of 178.00 feet along said centerline; thence run South 20°27'42" West a distance of 109.98 feet along said centerline; thence run South 27°57'28" West a distance of 174.21 feet along said centerline; thence run South 12°59'34" West a distance of 75.00 feet along said centerline; thence leave the centerline of said easement and run South 77°00'26" East a distance of 425.49 feet, more or less, to the Point of Beginning of said parcel of land, containing 4.20 acres, more or less.

SIGNED FOR IDENTIFICATION:


Leonard Coggins, Grantor


Shirley Coggins, Grantor

Inst # 1993-18770

06/28/1993-18770
10:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KJS 9.50