

This instrument was prepared by:
Cindy B. Sirmon, Attorney at Law
P.O. Box 66
Pelham, Alabama 35124

Inst # 1993-19505

07/02/1993-19505
DEED 1:25 *NOT CERTIFIED* \$500.00
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100 Dollars (\$10.00) ~~and other~~ good and valuable consideration to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I,

HILLARD D. JENKINS,

(herein referred to as grantor) hereby grant, bargain, sell, and convey unto

CAROLYN J. COGGIN and ELSIE FAY COWART,

(herein referred to as grantees), reserving unto the grantor HILLARD D. JENKINS, a life estate in the following described real estate situated in Shelby County, Alabama, to wit:

PARCEL I

Lot 4, as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of the Judge of Probate, Shelby County, Alabama, said lot being more particularly described as follows: commencing at the NW corner of the NE 1/4 of SE 1/4, Section 34, Township 24 North, Range 15 East; run thence North 88 degrees 12 minutes East along the North boundary line of said quarter-quarter section a distance of 605 feet to the NW corner of Lot 1; run thence South 0 degrees 06 minutes East 150 feet to the NW corner of Lot 4 and the point of beginning of the lot herein described and conveyed; run thence South 0 degrees 06 minutes East a distance of 50 feet; thence turn an angle to the left of 91 degrees 42 minutes and run a distance of 100 feet; thence turn an angle to the left of 88 degrees 18 minutes and run a distance of 50 feet; thence turn an angle to the left of 91 degrees 42 minutes and run a distance of 100 feet to the point of beginning.

PARCEL II

Lot 3, as per map of Benson's Camp on Waxahatchee Creek which is recorded in Map Book 4, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama. Grantor further conveys to grantees the right of ingress and egress over and across the strip of land reserved by S. Benson situated between the South line of lots described in said Map and the North side of Waxahatchee Creek. All lots are for residential purposes only and dwellings are restricted to a minimum cost of \$1,500.00. No structures of a temporary nature, such as trailers, tents, shacks or boat houses shall be used as a residence, either temporarily or permanently. LESS AND EXCEPT THE NORTH 1/2 of Lot 3, Benson's Camp as recorded in Map Book 4, Page 28, in the Probate Office of Shelby County, Alabama, as conveyed in Real Record 077, Page 170, in said Probate Office.

PARCEL III

The South 1/2 of the following described property: Commence at the Southeast corner of Lot 3, Benson's Camp as recorded in Map Book 4, Page 28, Probate Court, Columbiana, Alabama; thence Easterly along a projection of said Lot 3, 25.98 feet to the point of beginning of the property being described; thence Northeasterly along the water line of Waxahatchee Creek slough 51.42 feet, more or less, to a point on a projection of the North line of said Lot 3; thence Westerly along said projected line 36.95 feet to the Northeast corner of said Lot 3; thence 88

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degrees 18 minutes left 50.0 feet to a point; thence 91 degrees 42 minutes left 25.98 feet to the point of beginning. Situated in Shelby County, Alabama.

(This deed was prepared without benefit of a title search, a commitment for title insurance or any other proof of title in the Grantors.)

Subject to all easements, restrictions and rights-of-way of record.

Grantor's Address:

Hillard D. Jenkins, P.O. Box 137, Helena, Alabama 35080

Grantees' Address:

Carol Mattie Coggins, 2233 Royal Circle Drive, Birmingham, Alabama 35216, and

Elsie Fay Cowart, P.O. Box 161, Helena, Alabama 35080

To Have and To Hold unto the said grantee, heirs and assigns forever, subject to the reservation of the life estate of Hillard D. Jenkins.

In Witness Whereof, I have hereunto set my hand and seal, this the 17th day of November, 1988.

Hillard D. Jenkins SEAL
HILLARD D. JENKINS

ACKNOWLEDGMENT

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that HILLARD D. JENKINS, 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, executed the same voluntarily on the day the same bears date. Given under my hand and official seal, this 17th day of November, 1988.

Wiki Daniel
Notary Public
My commission expires: 12/21/91

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