

This instrument was prepared by:
Cindy B. Sirmon, Attorney at Law Inst # 1993-19506
P.O. Box 66
Pelham, Alabama 35124

07/02/1993-19506
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DEED 002 MCD 11.50

Inst # 1993-19506

Valued at \$500.00

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

Beginning at the S.W. corner of Ed T. Lees and Mrs. Carrie Cummings lot (family deeded), and running South 316 feet to a corner, thence East 1020 feet to the West Quarter sectionline, thence North along said line about 506 feet, thence Westward about 810 feet to the east line of Ed T. Lees and Carrie Cummings lot, (family deeded), thence Southward along the East boundary line of said lot about 190 feet to the S.E. corner of said E. T. Lees and Carrie Cummings lot, thence Westward about 210 feet to point of beginning, being apart of the S.W. 1/4 of the N.W. 1/4 of Section 22, Township 20, Range 3 West, situated in Shelby County, Alabama, and;

PARCELS I AND II HAVE BEEN AMENDED BY A CURATIVE DEED AS RECORDED IN VOLUME 132, RECORD OF DEEDS, PAGE 555 IN THE PROBATE OFFICE OF SHELBY COUNTY AND DESCRIBED AS FOLLOWS:

Begin at the N.E. corner of the N.W. 1/4 of N.W. 1/4 of Section 22, Township 20 South, Range 3 West and run South, 2 degrees and 30 minutes East, 1577.9 feet along the East line of said forty acres and along the East line of S.W. 1/4 of N.W. 1/4 of said section to the beginning point of the land herein conveyed; thence continue along said line South, 2 degrees 30 minutes East, 607 feet; thence North, 82 degrees, 45 minutes West, 607 feet to the East line of a certain road; thence along said road North, 7 degrees and 15 minutes East, 29.6 feet; thence South, 87 degrees and 30 minutes West, 439 feet; thence North, 1 degree and 45 minutes West, 698.4 feet; thence South, 87 degrees 30 minutes East, 210 feet; thence South, 1 degree East, 213 feet; thence South, 86 degrees East, 820 feet to the point of beginning; being situated in the W. 1/2 of N.W. 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, and;

PARCEL II

Beginning at the Southwest corner of Pearlle Lees lot, it being the South East corner of L.F. Lees lot, and running South one hundred thirty eight and 2/7 yards thence East seventy yards, thence North to the Southeast corner of Pearlle Lees lot, thence West along said Pearlle Lees line to point of beginning. Containing two acres more or less. Situated lying and being in Township 20, Section 22, Range 3 West, in the County of Shelby, State of Alabama.

PARCEL III

Commence at the Southwest corner of the W.S. Esco land, on the East side of a Settlement Road, where said road crosses the 1/2 mile land line of Section 22, T. 20, R 3 West, and run North along the East side of said road 443 to point of beginning. Thence continue North 210 to N.W. corner of said land. Thence East 210 feet, thence South 210 feet, thence West 210 feet to point of beginning, containing one acre, being a part of S.W. 1/4 of S.W. 1/4 of Section 22, Township 20 South, Range 3 West, and;

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

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.

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

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