

This instrument was prepared by:
Cindy B. Sirmo, Attorney at Law, Inst # 1993-19507
P.O. Box 66
Pelham, Alabama 35124

07/02/1993-19507
11:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DEED 002 MCD 11.50

STATE OF ALABAMA
SHELBY COUNTY

Valued at \$500.00

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

Begin at the Northeast corner of Lot 4, Benson's Camp, as recorded in Map Book 4, at Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, thence Easterly on a projection of the North line of said Lot 4 for a distance of 25.98 feet to the water line of Waxahatchee Creek Slough; thence Southerly along said water line for a distance of 50.63 feet to a point on the projected South line of said Lot 4; thence Westerly along said line as projected for a distance of 25.38 feet to the Southeast corner of said Lot 4; thence 91 deg. 42 min. right for a distance of 50.0 feet to the point of beginning. Containing 1,310 square feet according to survey dated July 19, 1978 by Joseph E. Conn, Jr., Registered Land Surveyor #9049.

PARCEL II

Begin at the Northeast corner of Lot 5, Benson's Camp, as recorded in Map Book 4, at Page 28, in the Office of the Judge of Probate of Shelby County, Alabama, thence Southerly along the East line of said Lot 5 for a distance of 70.0 feet to the Southeast corner of said Lot 5; thence 91 deg. 42 min. left for a distance of 41.47 feet to the water line of Waxahatchee Creek Slough; thence North-Northwesterly along the water line of said slough for a distance of 73.12 feet, more or less, to a point; thence Westerly along the projected line of said Lot 5 for a distance of 25.38 feet to the point of beginning. Containing 2,365 square feet according to survey dated July 18, 1978 by Joseph E. Conn, Jr., Registered Land Surveyor #9049.

Subject to existing public easements serving the above described real property; and, to all rights-of-way and easements of record in the Office of the Judge of Probate of 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.)

Grantor's Address:

Hillard D. Jenkins, P.O. Box 127, Helena, Alabama 35080

Grantees' Address:

Carolyn J. Coggin, 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.

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

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