

SEND TAX NOTICE TO:

(Name) 1004 Montevallo Rd  
(Address) A Labaster, Al 35007  
\$500.00

This instrument was prepared by

(Name) Michael S. Ballard  
(Address) 2175 11th Court South

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 Ten (\$10.00) Dollars DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Elois Williams, David Coggins, Margaret Roepke & Ann McDaniel

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

George W. Coggins and wife, Mary Edna Coggins

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

SHELBY County, Alabama to-wit:

Lot 123 as shown on a map entitled "Property Line Map, Siluria Mills" prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows: Commence at the intersection of the easterly right-of-way line of Montevallo Road (Alabama Highway 119) and the southerly right-of-way line of 2nd Court, said right-of-way lines as shown on the Map of the Dedication of the Streets and Easements, town of Siluria, Alabama; thence southeasterly along said right-of-way line of 2nd Court for 270.38 feet; thence 90 deg. 00 min. right and run southwesterly for 125.72 feet; thence 87 deg. 24 min. right and run northwesterly for 270.66 feet to a point on the easterly right-of-way line of Montevallo Road; thence 92 deg. 36 min. right and run northeasterly along said right-of-way line of Montevallo Road for 138.00 feet to the point of beginning, situated in Shelby County, Alabama.

Inst # 1994-06321

02/25/1994-06321  
02:52 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

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 25<sup>th</sup>

day of February, 19 94.

WITNESS:

Elois Williams (Seal)  
Margaret Roepke (Seal)  
Margaret Roepke (Seal)

David Coggins (Seal)  
Ann McDaniel (Seal)  
Ann McDaniel (Seal)

STATE OF ALABAMA }  
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Elois Williams, David Coggins, Margaret Roepke & Ann McDaniel whose name 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 25<sup>th</sup> day of February A. D., 1994

Linda P. Colvert  
Notary Public.