

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

SEND TAX NOTICE TO:

(Name) William D. Herrin

Property
(Address) 256 Forest Parkway
Alabaster, Alabama 35007

This instrument was prepared by

(Name) Courtney Mason & Associates, P.C.

Mailing Address: 256 Forest Parkway
Montevallo, AL 35115

(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

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, \$187,828.00

AND NO/100THS

That in consideration of ONE HUNDRED EIGHTY SEVEN THOUSAND EIGHT HUNDRED TWENTY EIGHT DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
KEITH COGGINS & JAMES HOWARD DBA C & H CONSTRUCTION

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

WILLIAM D. HERRIN AND WIFE, SHIRLEY T. HERRIN

(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 19, ACCORDING TO THE SURVEY OF PARK FOREST, SIXTH SECTOR, AS RECORDED IN MAP BOOK 17 PAGE 92 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA: BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO EXISTING EASEMENTS, CURRENT TAXES, RESTRICTIONS, SET-BACK LINES, RIGHTS OF WAY, LIMITATIONS, IF ANY, OF RECORD.

\$150,262.00 OF THE ABOVE-RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1994-15943

05/17/1994-15943
02:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 46.50

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 11th

day of May, 19 94.

WITNESS:

(Seal)

(Seal)

(Seal)

KEITH COGGINS & JAMES HOWARD DBA C & H CONSTRUCTION

BY: Keith Coggins (Seal)
KEITH COGGINS

BY: James Howard (Seal)
JAMES HOWARD

STATE OF ALABAMA

SHELBY COUNTY }

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that KEITH COGGINS & JAMES HOWARD DBA C & H CONSTRUCTION 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 11th day of May, A.D. 19 94

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public.