

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

Riverchase Office
(205) 988-5600
FAX 988-5905

This instrument was prepared by:
(Name) Donald W. Martin
(Address) P.O. Box 9
Pelham, Al. 35124

Send Tax Notice to:
(Name) Leonard W. Coggins
(Address) P.O. Box 575
Helena, Alabama 35080

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Nineteen thousand nine hundred dollars and no/100----- **DOLLARS**
to the undersigned grantor, Kentwood Partners a (general) (limited) a partnership

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Leonard W. Coggins, a married man

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 95, according to the Survey of Kentwood, 3rd Addition, Phase II, as recorded in Map Book 19, Page 167, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any of record.

The purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1995-25597

09/14/1995-25597
10:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 12.00

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Partner(s), who (is) (are)
authorized to execute this conveyance, hereto set its signature and seal.

this the 7 day of September, 19 95

By Donald W. Martin Partner

By Mike Cant Partner

Jefferson Title

Inst # 1995-25597

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA
Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that
Donald W. Martin and Mike Kent

whose name(s) as general partner(s) of Kentwood Partners
a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 24th day of September, 1995

AFFIX NOTARIAL SEAL
Brenda H. Clayton
Notary Public
My commission expires: 4-27-97

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10:47 AM CERTIFIED
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RETURN TO
JEFFERSON TITLE CORPORATION
324 21st ST. NORTH
P.O. BOX 10481
BHAM, AL 35203-8307
TO

WARRANTY DEED
Partnership Warranty Deed
STATE OF ALABAMA
COUNTY OF



Recording Fee \$
Deed Tax \$ \$

This form furnished by
Cahaba Title, Inc.
RIVERCHASE OFFICE
2068 Valleydale Road
Birmingham, Alabama 35244
Phone (205) 988-5600
EASTERN OFFICE
213 Gadsden Highway, Suite 227
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