

Important: Read Instructions on Back Before Filling out Form.

Inst # 1996-15163
05/08/1996-15163
03:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 MCD 28.30

Post-It™ brand fax transmittal memo 7671		# of pages 3	
To Cheryl Lane		From Ollie Coggin	
Co.		Co.	
Depl.		Phone # 995-7629	
Fax # 226-1496		Fax # 995-7149	

Send Tax Notice to:

(Name) Ollie W. Coggin
1535 Hwy 311
 (Address) Shelby, AL 35143

STATE OF ALABAMA)
 SHELBY COUNTY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of ONE HUNDRED THIRTY-FOUR THOUSAND FIVE HUNDRED & NO/100s (\$134,500.00) to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt whereof is hereby acknowledged, we, RONALD K. ETHEREDGE, divorcee and ANGELA C. ETHEREDGE, now known as Angela Nicole Callahan, divorced hereinafter referred to as GRANTORS, do hereby grant, bargain, sell and convey unto OLLIE W. COGGIN & CAROLYN J. COGGIN, hereinafter referred to as GRANTEES, as joint tenants, with the right of survivorship, the following described real estate situated in Shelby County, Alabama, being more particularly described as follows:

See attached Exhibit "A"
 for legal description

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Subject to the following exceptions:

1. Ad valorem taxes for the year 1991 and subsequent years, said taxes are not yet due and payable until October 1, 1991.

As part of the consideration for the within conveyance, the GRANTEES have executed a purchase money mortgage in the amount of \$99,000.00 of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE as joint tenants, with the 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 GRANTEE herein, in the event one GRANTEE herein survives the other, the entire interest in fee simple in and to the property described hereinabove shall pass to the surviving GRANTEE, and if one does not survive the other, then the heirs and assigns of the GRANTEE herein shall take as tenants in common.

And the said GRANTORS and for GRANTORS' heirs, executors and administrators do hereby covenant with the said GRANTEE, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless

✓ Cambridge

EXHIBIT "A"

Commence at the Northwest corner of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama and run thence Southerly along the West line of said Section 15 a distance of 2,358.04 feet to the point of beginning of the property being described; thence continue along last described course a distance of 820.00 feet to a point; thence turn a deflection angle of 81 degrees 58 minutes 21 seconds left and run Southeasterly a distance of 519.28 feet to a point on the Westerly right of way line of Shelby County Road No. 311 in a curve to the right; thence turn a deflection angle of 59 degrees 19 minutes 44 seconds left to chord and run along the chord of said road curve a chord distance of 654.94 feet to a point; thence turn a deflection angle of 90 degrees 89 minutes 11 seconds left from chord and run Northwesterly a distance of 612.02 feet to a point; thence turn a deflection angle of 38 degrees 32 minutes 44 seconds left and run Westerly a distance of 445.00 feet to the point of beginning; being situated in Shelby County, Alabama.

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INSTRUMENT WAS FILED

91 AUG -2 AM 10:07

JUDGE OF PROBATE

1. Bond Fee	25.50
2. Misc. Fee	
3. Recording Fee	7.50
4. Indexing Fee	3.00
5. Map Fee	
6. Certified Copy	7.00
Total	23.00

otherwise noted hereinabove; that we have a good right to sell and convey the same as aforesaid; that we will and for 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, the undersigned GRANTORS have hereunto set their hands and seals on this the 16 day of July, 1991.

Ronald K. Etheredge
RONALD K. ETHEREDGE (SEAL)
Angela Nicole Callahan
ANGELA NICOLE CALLAHAN f/k/a Angela C. Etheredge (SEAL)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ronald K. Etheredge whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that, being informed of the contents of the within conveyance, that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of July, 1991.

[Signature]
Notary Public
My commission expires: 10/23/94

(Affix Seal)

This instrument was prepared by:
S. Kent Stewart, Esquire

~~2200 Highway 280 South~~
~~Second Floor~~
~~Birmingham, Alabama 35203~~

3800 Colonnade Parkway
Suite 650, Birmingham, AL 35243

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Angela Nicole Callahan, formerly known as Angela C. Etheredge, 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 within conveyance, she executed the same voluntarily.

Given under my hand and official seal this 23 day of July, 1991.

Margaret M. Lee
Notary Public
My commission expires: 2-5-95

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