

THIS INSTRUMENT PREPARED BY:  
WEATHINGTON & MOORE, P.C.  
819 Parkway Drive, S.E.  
Leeds, AL 35094

Send Tax Notice To:  
L. Gary Coggins  
*380 Liberty Road*  
*Chelsea, AL 35043*

26013-8661  
1998-37092

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of FORTY FIVE THOUSAND AND NO/100 (\$45,000.00) DOLLARS to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **JAMES E. ELLIOTT, A MARRIED MAN, ROBERT M. DICKSON, A MARRIED MAN, AND MARY GRAY COLE, AN UNMARRIED WOMAN** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **L. GARY COGGINS AND BURT A. BELTER** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

SUBJECT TO: Permit to Alabama Power Company recorded in Deed Book 134 Page 38 in Probate Office of Shelby County, Alabama.

The herein conveyed property does not constitute any portion of the grantors nor that of their respective spouse.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th day of June, 1998.

09/23/1998-37092  
10:22 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 CRH 59.50

James E. Elliott  
JAMES E. ELLIOTT

Robert M. Dickson  
ROBERT M. DICKSON

Mary Gray Cole  
MARY GRAY COLE

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES E. ELLIOTT, ROBERT M. DICKSON AND MARY GRAY COLE whose name(s) 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 10th day of June, 1998.

Julie W. Jordan  
Notary Public

My Commission Expires:  
4-23-2000

EXHIBIT "A"

**PARCEL I:**

A tract or parcel of land in Shelby County, State of Alabama, and lying and being in the Southwest quarter of Southeast quarter (SW 1/4-SE 1/4), the Northwest quarter of the Southeast quarter (NW 1/4-SE 1/4), the Southeast quarter of the Southwest quarter (SE 1/4-SW 1/4) and the Northeast quarter of the Southwest quarter (NE 1/4-SW 1/4), all in Section 9, Township 19 South, Range 2 East, and being more particularly described as follows: Commence at the Northwest corner of the Southwest quarter of the Southeast Quarter (SW 1/4-SE 1/4), of the above mentioned section, and proceed South 89 degrees 54 minutes East along the South boundary of said quarter-quarter section, for a distance of 260.3 feet to the point of beginning of property herein conveyed, said point being on the North edge of a gravel private road; thence South 24 degrees 18 minutes East along North edge of said road 36.5 feet to a point; thence South 37 degrees 54 minutes East for a distance of 68 feet to a point; thence South 00 degrees 59 minutes West for a distance of 280 feet to the center of Blue Spring Branch; thence in a Northwesterly direction and meandering with the center of said branch to a point in the center of branch and on the East right of way line of a county paved road; thence North 12 degrees 57 minutes East along the East right of way line of said road for a distance of 181.5 feet to a point, said point being the beginning of a curve on said road, concave left, thence North 12 degrees 08 minutes East for a distance of 260.07 feet to a point on said county road and also on the North edge of a private road; thence South 49 degrees 09 minutes East along said North edge of a road for a distance of 39.1 feet to a point; thence South 37 degrees 35 minutes East and continuing along said north edge of road for a distance of 800.0 feet to a point; thence South 57 degrees 00 minutes East along said North edge of road for a distance of 269.3 feet to a point; thence South 70 degrees 21 minutes East along North edge of road for a distance of 63.8 feet to a point; thence North 34 degrees 22 minutes East and continuing along North edge of road for a distance of 33.4 feet to a point; thence South 52 degrees 57 minutes East along North edge of said road for a distance of 72.0 feet to a point; thence South 24 degrees 18 minutes East along North edge of road for a distance of 199.1 feet to the point of beginning. According to the survey of Billy R. Martin, Ala. Reg. No. 10559, dated August 23, 1975.

**PARCEL II:**

A tract or parcel of land in Shelby County, State of Alabama, and lying and being in the Southwest quarter of the Southeast quarter and the Southeast quarter of the Southeast quarter, Section nine (9), Township nineteen South (19), Range two East (2), and being more particularly described as follows: Commence at the Northwest corner of the Southwest quarter, of the Southeast quarter of the above mentioned section and proceed East 13 degrees 00 minutes South for a distance of 328.7 feet to the point of beginning of property herein described; thence in an easterly direction for a distance of 1803 feet to an iron pin; thence in a southerly direction for a distance of 712 feet to the center of Blue Spring Branch; thence in a westerly direction and meandering with the center of said branch for a distance of 1807 feet more or less to a point in the center of said branch; thence in a northerly direction for a distance of 287 feet to the point of beginning. According to the survey of Billy R. Martin, Ala. Reg. No. 10559, dated August 23, 1975.

Inst # 1998-37092

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