

SEND TAX NOTICE TO:

(Name) Ollie W. Coggin, Jr.
Carolyn J. Coggin
5811 Old Kendrick Road
(Address) Helena, AL 35080

This instrument was prepared by

(Name) Holliman, Shockley & Kelly
2491 Pelham Parkway
(Address) Pelham, AL 35124

Form 1-1-8 Rev. 1/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Five Hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Faith B. Lacey, a single person and

Megan E. Lacey, a single person

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

Larry Kent and wife Rhonda Kent

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

Shelby

County, Alabama to-wit:

See EXHIBIT "A" attached hereto and made a part herof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1998 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

Faith B. Lacey is the surviving grantee, the other grantee, Thomas D. Lacey having died on or about the 21st day of May, 1994.

Inst # 1998-42199

10/28/1998-42199
08:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE CRH 11.50

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 7th day of October, 1998.

WITNESS:

(Seal)

Faith B. Lacey (Seal)

(Seal)

Megan E. Lacey by and through her temporary conservator Faith B. Lacey, Case #37-213 (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Faith B. Lacey, a single person and Megan E. Lacey, a single person * 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 7th day of October A. D., 1998

*by and through her temporary conservator Faith B. Lacey, Case #37213

Notary Public

8-29-02

EXHIBIT "A"

PARCEL II:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West; thence run West along the South line of said 1/4-1/4 section a distance of 322.18 feet to point of beginning; thence continue along the last described course a distance of 322.18 feet to point of beginning; thence continue along last described course a distance of 165.0 feet; thence turn right 88°41'24" and run north a distance of 264.0 feet; thence turn right 91°18'36" and run east a distance of 165.0 feet; thence turn right 88°41'24" and run south a distance of 264.0 feet to the point of beginning.

PARCEL III:

A portion of land situated in the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West and being more particularly described as follows:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said 1/4-1/4 section a distance of 182.18 feet to the point of beginning; thence turn right 88°41'24" and run North a distance of 264.0 feet; thence turn left 91°18'36" and run West a distance of 305.0 feet; thence turn left 91°18'36" and run South a distance of 264.0 feet to the South line of said 1/4-1/4 section; thence turn left 88°41'24" and run East along said South 1/4-1/4 section line a distance of 305.0 feet to the point of beginning.

PARCEL V:

Also a non-exclusive easement for joint driveway, and being more particularly described as follows:

Commence at the Southeast corner of the SE 1/4 of the SW 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama; thence run West along the South line of said 1/4-1/4 section a distance of 157.18 feet to the point of beginning; thence continue along the last described course a distance of 25.0 feet to the Southeast corner of the previously described parcel; thence turn right 88°41'24" and run North along the East line of said parcel a distance of 264.0 feet to the Northeast corner of said parcel; thence turn right 91°18'36" and run East a distance of 25.0 feet; thence turn right 88°41'24" and run South a distance of 264.0 feet to the point of beginning.

Inst # 1998-42199

10/28/1998-42199
08:33 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 CRH 11.50