

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Highway 280 East, Suite 290E
Birmingham, AL 35223

Send Tax Notice To:
George W. Coggins
147 Mangrove Drive
Alabaster, AL 35007

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **Eighty-Seven Thousand and 00/100 (\$87,000.00)**, and other good and valuable consideration, this day in hand paid to the undersigned **Gregory Todd Brown**, a married man (hereinafter referred to as **GRANTOR**), in hand paid by the **GRANTEE** herein, the receipt whereof is hereby acknowledged, the **GRANTOR** does hereby give, grant, bargain, sell and convey unto the **GRANTEE**, **George W. Coggins**, (hereinafter referred to as **GRANTEE**), his heirs and assigns, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

Lot 2, in Block 10, according to the Survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9, Page 29, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject To:

Ad valorem taxes for 2000 and subsequent years not yet due and payable until October 1, 2000. Existing covenants and restrictions, easements, building lines and limitations of record.

The property conveyed herein does not constitute the homestead of the Grantor or his spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said **GRANTEE**, his heirs and assigns forever.

AND SAID GRANTOR, for said **GRANTOR**, **GRANTOR'S** heirs, successors, executors and administrators, covenants with **GRANTEE**, and with **GRANTEE'S** heirs and assigns, that **GRANTOR** is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County, and that **GRANTOR** will, and **GRANTOR'S** heirs, executors and administrators shall, warrant and defend the same to said **GRANTEE**, and **GRANTEE'S** heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said **GRANTOR** has hereunto set his hand and seal this the 19th day of May, 2000.


Gregory Todd Brown

Inst # 2000-19126

06/08/2000-19126
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 106 95.50

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Gregory Todd Brown, 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 Instrument he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 19th day of May, 2000.


NOTARY PUBLIC
My Commission Expires: 6/5/03

CLAYTON T. SWEENEY, ATTORNEY AT LAW