

THIS INSTRUMENT WAS PREPARED BY:

ALAN C. KEITH, ATTORNEY AT LAW
2100 LYNNGATE DRIVE
BIRMINGHAM, ALABAMA 35216

Send tax notice to:
Robert C. Coggin
MaryAnn Coggin
22 Squires Glen Lane
Leeds, AL 35094

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
JEFFERSON COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred twelve thousand and 00/100 (\$312,000.00) DOLLARS [\$280,400.00 of which amount is paid from the proceeds of two purchase money mortgages closed and recorded simultaneously herewith] to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert O. Crenshaw and wife, Lisa C. Crenshaw (herein referred to as grantors) do grant, bargain, sell and convey unto Robert C. Coggin and wife, MaryAnn Coggin (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 22, according to the Survey of The Shires Phase II, as recorded in Map Book 13, Page 86, in the Probate Office of Shelby County, Alabama.

Subject to all rights of way, easements, covenants and restrictions of record.

Subject to current year ad valorem taxes, which are not yet due and payable.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 person.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this August 9, 2002.

WITNESS:

_____(SEAL)

_____(SEAL)

Robert O. Crenshaw (SEAL)
Robert O. Crenshaw

Lisa C. Crenshaw (SEAL)
Lisa C. Crenshaw

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert O. Crenshaw and wife, Lisa C. Crenshaw, 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 on August 9, 2002.

My commission expires: 4-6-04

[Signature]
NOTARY PUBLIC