

THIS INSTRUMENT PREPARED BY:
William E. Swatek, Esq.
230 Bearden Road
Pelham, Alabama 35124

SEND TAX NOTICE TO:
✓ James C. & Helen I. Green
158 Highway 277
Helena, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

45000
J M Green

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to the undersigned Grantors in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged, the undersigned Grantors do hereby grant, bargain, sell and convey unto the Grantee, **EDNA MARILYN COGGINS**, all their right, title, interest, and claim in or to the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO



20050829000444380 1/2 \$19.00
Shelby Cnty Judge of Probate, AL
08/29/2005 10:53:03AM FILED/CERT

Grantors specifically reserve and except from this conveyance to the Grantee, the full use, control, income, and possession of the described property for and during Grantors natural lives, thus reserving unto Grantors a life estate in said property.

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

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 23 day of August, 2005.

James Curtis Green (SEAL)
JAMES CURTIS GREEN

Helen Irene Green (SEAL)
HELEN IRENE GREEN

STATE OF ALABAMA)
COUNTY OF SHELBY)

Before me, the undersigned Notary Public, personally appeared James Curtis Green and wife, Helen Irene Green, whose names are signed to the foregoing conveyance, and who are known to me, and 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 the 23 day of August, 2005.

Karen M. Maercker
NOTARY PUBLIC
My Commission Expires: 2-24-09

EXHIBIT "A"


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(PARCEL 2)

Commence at the northwest corner of the northeast quarter of the northeast quarter of Section 27, Township 20, Range 4 West, Shelby county, Alabama and run South 00 degrees 08 minutes 15 seconds West along the west line of said quarter-quarter—1,332.53' To the southwest corner of same said quarter-quarter; Thence run South 89 degrees 55 minutes 09 seconds East along the south line of same said quarter-quarter section a distance of 478.85' to a found crimped pipe corner on the northwesterly right of way line of a hundred foot wide Railroad Right of Way; Thence run North 35 degrees 59 minutes 42 seconds East along said right of way line a distance of 277.05' to a set rebar corner and the point of beginning of the property being described; Thence continue last described course along said right of way a distance of 712.74' to a found rebar corner; Thence run North 37 degrees 17 minutes 06 seconds West a distance of 250.63' to a found steel corner; Thence run North 69 degrees 48 minutes 36 seconds West a distance of 400.00' to a set rebar corner; Thence run South 45 degrees 11 minutes 24 seconds West a distance of 400.00' to a set rebar corner; Thence run South 31 degrees 48 minutes 36 seconds East a distance of 743.95' to the point of beginning, containing 9.06 acre.

SUBJECT to any and all agreements, easements, restrictions and/or limitation of probated record, regulation or applicable law.

Shelby County, AL 08/29/2005
State of Alabama
Deed Tax: \$5.00