

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That, in consideration of **\$124,800.00** to the undersigned Grantor(s), **Charles Danforth Saggus, his wife Ashley S. Saggus, and John Saggus, married but not joined by spouse (non-homestead)** in hand paid by the Grantees named herein, the receipt of which is hereby acknowledged, the said Grantor(s) does by these presents, grant, bargain, sell and convey unto **Ken Coker and Bonnie Coker** (herein referred to as "Grantees") the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 558, according to the Map and Survey of Forest Lakes, 10th Sector, as recorded in Map Book 31, Page 25 A&B, in the Probate Office of Shelby County, Alabama.

**Address of Property: 2451 Forest Lakes Lane
Sterrett, Alabama 35147-8161**

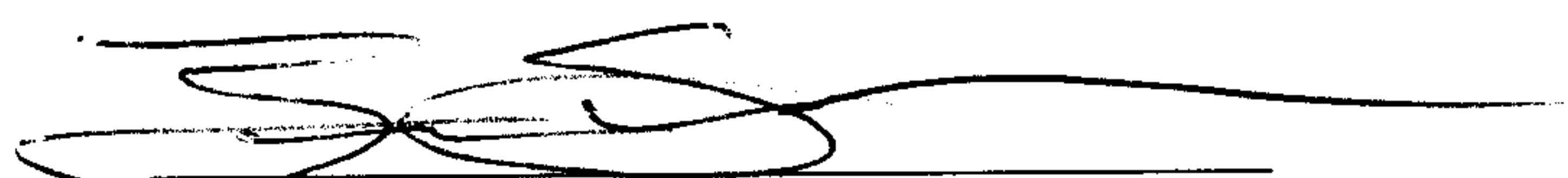
Subject property was not the homestead of John Saggus but was the homestead of Charles Danforth Saggus and Ashley S. Saggus (f/k/a Ashley Smith).

Subject to taxes for the year 2010 and subsequent years, easements, restrictions, reservations, rights-of way, limitations, covenants and conditions of record, if any, and mineral and mining rights, if any.

TO HAVE AND TO HOLD, to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor(s) does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S), who is authorized to execute this conveyance, has hereto set its signature and seal this on the 22nd day of December, 2009.

By:  
Charles Danforth Saggus, Grantor Ashley S. Saggus, Grantor


John Saggus, Grantor



20100105000002870 2/2 \$140.00
Shelby Cnty Judge of Probate, AL
01/05/2010 12:34:16 PM FILED/CERT

**STATE OF ALABAMA
COUNTY OF SHELBY**

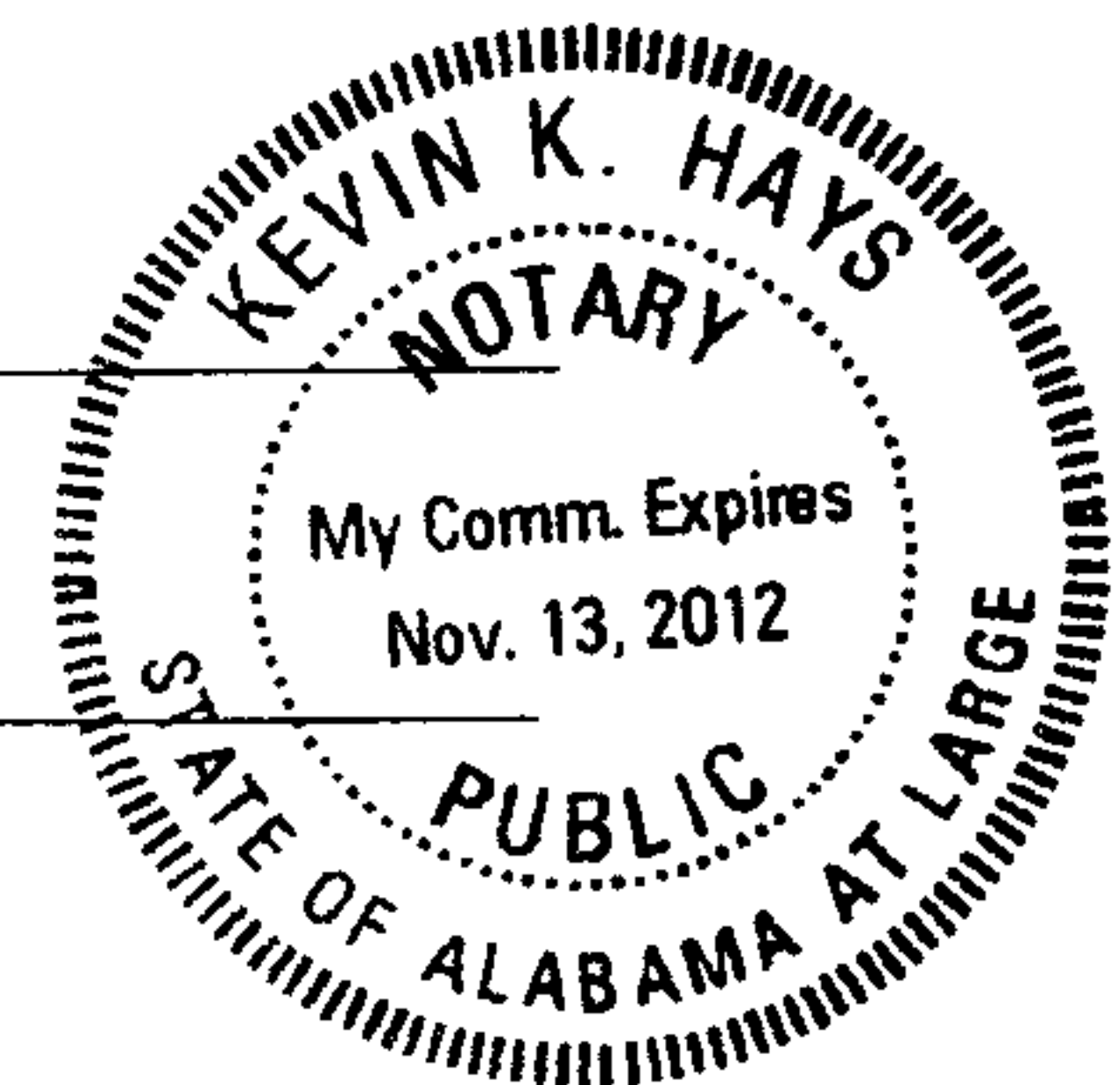
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Charles Danforth Saggus, Ashley S. Saggus and John Saggus**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this on the 22nd day of December, 2009



Notary Public

Commission Expires: _____



This Instrument Prepared By:

Kevin Hays, Attorney at Law
300 Vestavia Parkway, Ste 3450
Birmingham, AL 35216

Send Tax Notices To:

Ken Coker and Bonnie Coker
2451 Forest Lakes Lane
Sterrett, Alabama 35147

Shelby County, AL 01/05/2010

State of Alabama

Deed Tax : \$125.00