

THIS INSTRUMENT PREPARED BY:

George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242


SEND TAX NOTICE TO:

DAVID DOW COGGIN
121 SHAW LANE
WILSONVILLE, ALABAMA 35186

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)


20100506000141490 1/2 \$80.00
Shelby Cnty Judge of Probate, AL
05/06/2010 10:47:20 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of SIX Hundred Fifty Thousand and 00/100 Dollars (\$650,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, CURTIS COLLINS AND CHARLOTTE COLLINS, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto DAVID DOW COGGIN AND MEGAN A. COGGIN (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

SEE EXHIBIT A

*\$584,350.00 of the above-recited purchase price was paid from a first mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted 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 Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 30th day of April, 2010.

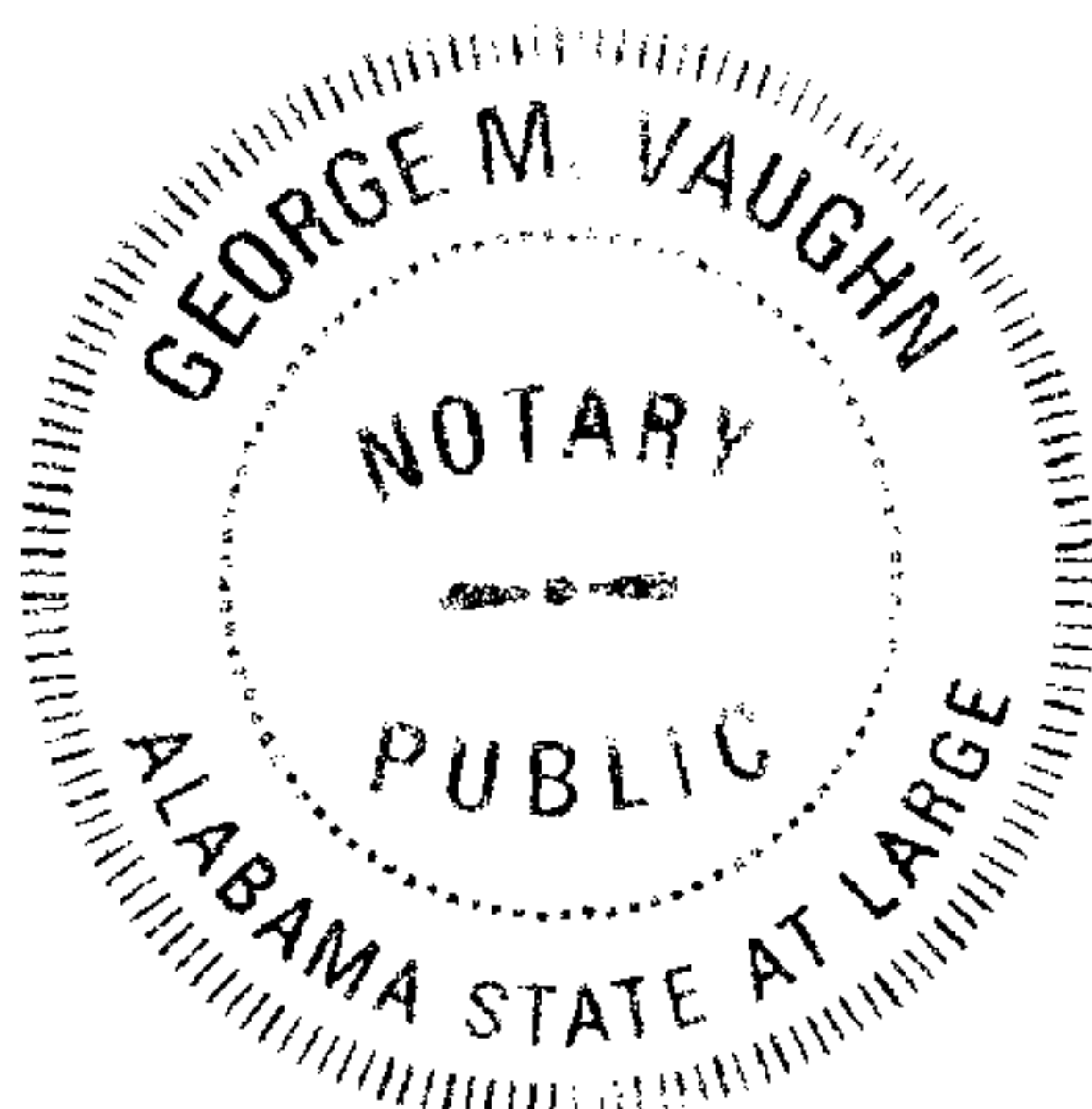

CURTIS COLLINS

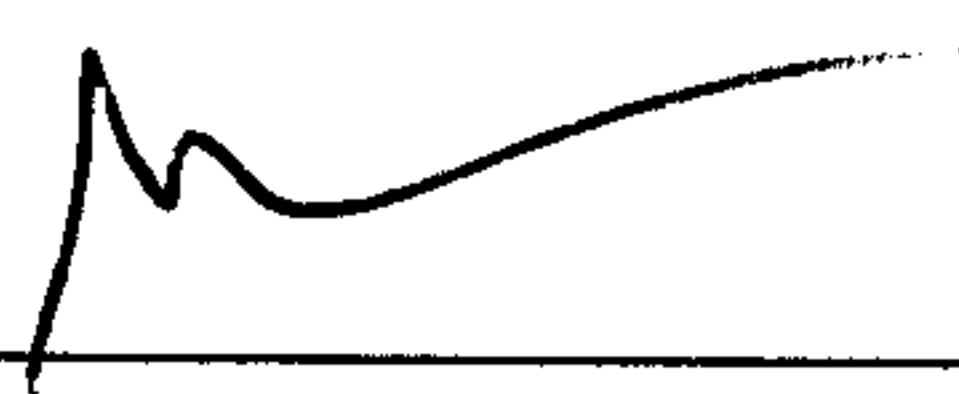

CHARLOTTE COLLINS

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, CURTIS COLLINS AND CHARLOTTE COLLINS, 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 30th day of APRIL, 2010.




Notary Public

My Commission Expires: 9/19/2010

Shelby County, AL 05/06/2010
State of Alabama
Deed Tax : \$66.00

EXHIBIT A

From the Southeast corner of Section 31, Township 19 South, Range 1 East, run Westerly a distance of 1380.18 feet to the Southwest corner of said 1/4-1/4 section to the point of beginning; thence right 88 deg. 29 min. 45 sec. a distance of 1033.32 feet to the Southerly line of E. C. and Mary A. Ihas property; thence right 43 deg. 57 min. 00 sec. along the Southerly line of said Ihas property a distance of 235.93 feet; thence right 84 deg. 07 min. 21 sec. a distance of 618.75 feet; thence right 81 deg. 36 min. 03 sec. a distance of 148.94 feet; thence left 13 deg. 13 min. 16 sec. a distance of 108.44 feet; thence left 39 deg. 13 min. 27 sec. a distance of 211.58 feet; thence right 80 deg. 44 min. 13 sec. a distance of 741.15 feet to the point of beginning.

Also:

From the Southeast corner of Section 31, Township 19 South, Range 1 East, run Westerly a distance of 1380.18 feet to the Southwest corner of said 1/4-1/4 section to the point of beginning; thence right 88 deg. 29 min. 45 sec. a distance of 1033.32 feet; thence right 43 deg. 57 min. 00 sec. a distance of 235.93 feet to the point of beginning; thence continue in a straight line a distance of 353.69 feet; thence right 84 deg. 07 min. 21 sec. a distance of 530.58 feet; thence right 81 deg. 36 min. 03 sec. a distance of 355.64 feet; thence right 98 deg. 23 min. 57 sec. a distance of 618.75 feet to the point of beginning.

Also:

From the SE corner of Section 31, Township 19 South, Range 1 East, run Westerly a distance of 1380.10 feet to the SW corner of said 1/4-1/4; thence right 146° 27' 29" a distance of 741.15 feet; thence left 80° 44' 13" a distance of 126.50 feet to the point of beginning; thence continue in a straight line a distance of 85.08 feet; thence right 39° 13' 27" a distance of 108.44 feet; thence right 13° 13' 16" a distance of 504.58 feet; thence right 98° 23' 57" a distance of 45.85 feet; thence right 6° 11' 10" a distance of 32.98 feet; thence right 74° 05' 38" a distance of 621.98 feet to the point of beginning. The above described property being situated in the SE 1/4 of SE 1/4 of Section 31, Township 19 South, Range 1 East, Shelby County, Alabama.



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