

**THIS INSTRUMENT PREPARED BY:**

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

**SEND TAX NOTICE TO:**

ROBERT C. COGGIN  
20505 COUNTY ROAD 55  
STERRETT, ALABAMA 35147

**WARRANTY DEED**

**STATE OF ALABAMA        )**

**SHELBY COUNTY    )**

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of One Hundred Eighty Three Thousand Four Hundred Ninety and 16/100 Dollars (\$183,490.16) paid by the Grantees herein, the receipt of which is hereby acknowledged, DAVID DOW COGGIN AND MEGAN COGGIN, husband and wife and DAVID DOW COGGIN AND MEGAN COGGIN, 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

\*\$183,490.16 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.

  
20100521000160780 1/3 \$18.00  
Shelby Cnty Judge of Probate, AL  
05/21/2010 10:46:08 AM FILED/CERT

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 19<sup>th</sup> day of May, 2010.

Robert C. Coggin  
ROBERT C. COGGIN

Mary Ann Coggin  
MARY ANN COGGIN

David Dow Coggin  
DAVID DOW COGGIN

Megan Coggin  
MEGAN COGGIN

STATE OF ALABAMA       )  
SHELBY COUNTY        )


I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, ROBERT C. COGGIN, MARY ANN COGGIN, DAVID DOW COGGIN AND MEGAN COGGIN, 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 19<sup>th</sup> day of MAY, 2010.

[Signature]

Notary Public

My Commission Expires: 9-29-2010

  
20100521000160780 2/3 \$18.00  
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## EXHIBIT "A"

A parcel of land lying partly in the SE 1/4 of the NE 1/4, Section 7, Township 18 South, Range 2 East and in the SW 1/4 of the NW 1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: For a point of beginning, commence at a 1 inch crimped top pipe accepted as the Southeast corner of the SE 1/4 of NE 1/4 of Section 7, Township 18 South, Range 2 East according to a deed on a record to the Cahaba River Free Will Baptist Church in the Office of the Judge of Probate of Shelby County, Alabama with the Parcel I.D. Number's 58-05-3-08-0-001-016.000 and 58-05-3-07-0-001-005.000 and proceed North 19 deg. 06 min. 58 sec. West 1069.40 feet to a 2 inch crimped pipe in place; thence South 88 deg. 49 min. 04 sec. East 1182.15 feet to a Railroad Spike set in the center of County Road 55 (Lakeview Rd.); thence South 15 deg. 32 min. 29 sec. West 1035.52 feet to a Railroad Spike set in the center of said County Road 55 at the intersection of said road centerline and the accepted South boundary of the SW 1/4 of the NW 1/4 of the aforementioned Section 8; thence leaving said road centerline proceed North 88 deg. 47 min. 53 sec. West along the South boundary of said SW 1/4 of NW 1/4 for 554.36 feet, back to the point of beginning of herein described parcel of land; being situated in Shelby County, Alabama.

Less and except any portion of subject property lying within a road right of way.



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