

SEND TAX NOTICE TO:
James L. Coggeshall
198 3rd Street
Helena, AL 35080

This instrument was prepared by:
Frank Steele Jones
Frank Jones & Associates, LLC
2633 Valleydale Road, Suite 200
Birmingham, Alabama 35244

WARRANTY DEED

State of Alabama)
)
Shelby County)
KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ninety Thousand dollars and Zero cents (\$90,000.00)**, and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **Greta F. Adams, an unmarried person** (hereinafter referred to as the "Grantors" whether one or more), grants, bargains, sells and conveys unto **James L. Coggeshall** (hereinafter referred to as the "Grantee"), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See legal description which is attached hereto as **Exhibit A** and incorporated herein by reference.

Source of Title: Inst.# 20041117000634060

Mineral and mining rights excepted.

Subject to ad valorem taxes for the years 2010, and subsequent years, easements, restrictions, covenants, rights of way, and limitations of record.

\$88,804.00 of the above mentioned purchase price was paid for from mortgage loan(s) closed simultaneously herewith.

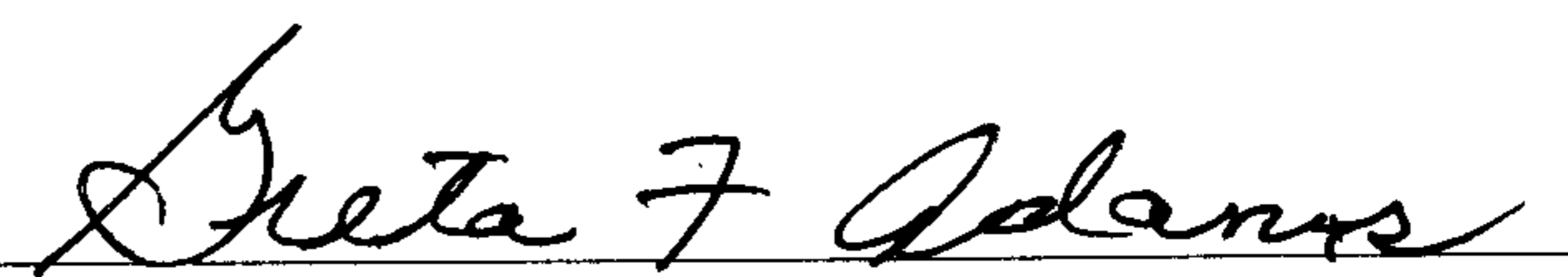
Greta F. Adams is the sole surviving grantee, Roger D. Adams having died on or about October 12, 2001.

TO HAVE AND TO HOLD to the said Grantee, as fee simple owner, his heirs and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 3rd day of June, 2010

State of Alabama
Deed Tax : \$1.50

 (SEAL)
Greta F. Adams

_____(SEAL)

State of Alabama)
)
Shelby County)
General Acknowledgment

I, **Frank Steele Jones**, a Notary Public in and for said County, in said State, hereby certify that **Greta F. Adams, an unmarried person Roger D. Adams** whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they, executed the same voluntarily for and as his/her/their own act on the day the same bears date.

Given under my hand and official seal this the 3rd day of June, 2010.

(SEAL)


Notary Public
My Commission Expires: 3/14/2011

FILE NO: 2010046

EXHIBIT A

Part of Lots 6 and 7, Block 16, of Joseph Squire's Map of the Town of Helena (Alabama), as recorded in Map Book 3, page 121 and 121A in the Office of the Judge of Probate for Shelby County, Alabama; being more particularly described as follows:

Commence and begin at the Southwest corner of Lot 7, Block 16 of SQUIRES MAP OF THE TOWN OF HELENA as recorded in Map Book 3, page 121 and 121 A, in the office of the Judge of Probate of Shelby County, Alabama; thence run Easterly along the South line of said Lot 7 for a distance of 191.55 feet to a point; thence 82 degrees 10 minutes 13 seconds left and run Northerly for a distance of 80.74 feet to a point; thence 97 degrees 49 minutes 47 seconds left and run Westerly parallel with the South line of Lot 7 for a distance of 201.27 feet to a point on the East line of Third Street; thence 89 degrees 05 minutes 00 seconds left and run Southerly along the said East line of Third Street for a distance of 80.0 feet to the point of beginning.

