

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Nannie George Coshatt
1851 21st Avenue
Calera, AL 35040

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)



20120605000198190 1/1 \$92.00
Shelby Cnty Judge of Probate, AL
06/05/2012 03:47:54 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Love and Affection and **One and no/00 Dollar (\$1.00)** and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Nannie George Coshatt, an unmarried woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto my children, **Clifford Gerald Coshatt and Kenneth Michael Coshatt, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, Block 253, Town of Calera, as recorded by resurvey of original survey Town of Calera, in Plat Book 3, page 123, in the Probate Office of Shelby County, Alabama.

SUBJECT TO a life interest or life estate reserved by the Grantor.

Harlice Coshatt, husband of the grantor, died on or about July, 1992.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever, subject to a life interest or life estate reserved by the Grantor

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5 day of June, 2012.

Nannie George Coshatt
Nannie George Coshatt

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nannie George Coshatt, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2012.

Wallace Fowler
Notary Public

My Commission Expires: 10-6-12