

1302042

This Instrument was Prepared by:  
Shannon E. Price  
P. O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Robert C. Coggin  
22 Squires Glen Lane  
Leeds, AL 35094

## WARRANTY DEED



20130307000095980 1/3 \$233.00  
Shelby Cnty Judge of Probate, AL  
03/07/2013 01:59:02 PM FILED/CERT

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Joe Michael Hinds and Corinne P. Hinds, husband and wife, whose mailing address is 206 Brook Highland Lane, Birmingham, AL 35242** and 9734 Tapestry Park Circle, Apt. 123, Jacksonville, FL 32246 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert C. Coggin, a married man, whose mailing address is 22 Squires Glen Lane, Leeds, AL 35094** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 0 Highway 62, Vincent, AL 35178**; to wit;

ALL OF THE NE1/4 OF THE SW1/4 AND ALL OF THE SE1/4 OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 EAST, LYING NORTHEAST OF THE CENTRAL OF GEORGIA RAILROAD AND NORTH OF THE ROAD LEADING FROM ALABAMA HIGHWAY 25 TO THE COOSA RIVER, SHELBY COUNTY, ALABAMA.

WHETHER CORRECTLY DESCRIBED, OR NOT, IT IS INTENDED TO BE THE SUBJECT PROPERTY BOUNDED ON THE NORTH BY THE 1/4 SECTION LINES SET OUT HEREIN: BOUNDED ON THE WEST BY HIGHWAY 86 AND FLOREY STREET; BOUNDED ON THE NORTHEAST BY THE RAILROAD TRACK AND NICCOPULAS ROAD AND NORTH OF THE ROAD LEADING FROM ALABAMA HIGHWAY 25 TO THE COOSA RIVER, SHELBY COUNTY, ALABAMA.

WHICH PROPERTIES ARE IDENTIFIED AS PARCELS 07-6-14-4-000-001.000 AND 07-6-14-3-001-001.000 ON THE TAX ASSESSOR RECORDS OF SHELBY COUNTY AS OF FEBRUARY 28, 2013 LESS AND EXCEPT THE PARCEL DESCRIBED IN INSTRUMENT 20090129000029540 AND LESS AND EXCEPT ANY PORTION OF THE PROPERTY THAT MAY BE DESCRIBED IN THAT DEED TO ROSS HAYES RECORDED IN INSTRUMENT 2000-21738.

LESS AND EXCEPT:

COMMENCE AT A FOUND REBAR PIN THAT IS 1/2 INCH IN DIAMETER STANDING 3 INCHES TALL SET 3.5 FEET SOUTH OF A 3-WAY FENCE COMER AND LOCALLY ACCEPTED AS THE NE CORNER OF SECTION 14, TOWNSHIP 19 SOUTH, RANGE 2 EAST, HUNTSVILLE MERIDIAN, SHELBY COUNTY, ALABAMA; THENCE SOUTH 00 DEGREES 30 MINUTES 05 SECONDS WEST A DISTANCE OF 3862.71 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE EAST LINE OF SECTION 14 WITH THE SOUTH RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD, THE NORTHERN MOST CORNER OF THE PARCEL BEING DESCRIBED AND THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 30 MINUTES 05 SECONDS WEST A DISTANCE OF 1429.74 FEET ALONG THE EAST LINE OF THE PARCEL AND EAST LINE OF SECTION 14 TO A POINT AT THE SE CORNER OF SECTION 14 AND THE NE CORNER OF SECTION 23 AND POINT FOR CORNER; THENCE SOUTH 00 DEGREES 21 MINUTES 12 SECONDS WEST A DISTANCE OF 107.33 FEET TO AN IRON PIN SET AT THE INTERSECTION OF THE EAST LINE OF THE PARCEL AND THE EAST LINE OF SECTION 23 WITH THE NORTH RIGHT OF WAY LINE OF A PAVED PUBLIC ROAD KNOWN AS COUNTY ROAD #62 AND THE SE CORNER OF THE PARCEL BEING DESCRIBED; THENCE ALONG THE SOUTH LINE OF THE PARCEL AND FOLLOWING THE NORTH RIGHT OF WAY LINE OF SAID PAVED PUBLIC ROAD THE FOLLOWING COURSES: THENCE ALONG A CURVE TO THE RIGHT HAVING A DEGREE OF 03 DEGREES 05 MINUTES 43 SECONDS, A CHORD DIRECTION OF NORTH 85 DEGREES 03 MINUTES 37 SECONDS WEST, A RADIUS OF 1851.01 FEET, 414.56 FEET ALONG SAID CURVE AND A CHORD LENGTH OF 413.68 FEET TO A POINT; THENCE NORTH 78 DEGREES 07 MINUTES 35 SECONDS WEST A DISTANCE OF 399.90 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT HAVING A DEGREE OF 00 DEGREES 45 MINUTES 10 SECONDS, A CHORD DIRECTION OF NORTH 77 DEGREES 35 MINUTES 56 SECONDS WEST, A RADIUS OF 7610.48 FEET, 548.13 FEET ALONG SAID CURVE AND A CHORD LENGTH OF 548.01 FEET TO THE POINT OF INTERSECTION OF SAID PAVED PUBLIC ROADS NORTH RIGHT OF WAY LINE WITH THE SOUTH RIGHT OF WAY LINE OF THE SEABOARD COASTLINE RAILROAD RIGHT OF WAY LINE AND THE WESTERN MOST CORNER OF THE PARCEL BEING DESCRIBED; THENCE NORTH 46 DEGREES 05 MINUTES 23 SECONDS EAST A DISTANCE OF 1876.51 FEET ALONG THE NORTHWESTERN LINE OF THE PARCEL FOLLOWING SAID SEABOARD COASTLINE RAILROAD'S SOUTHERN RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE SUBJECT PROPERTY LYING IN THE ROAD RIGHT OF WAYS AND RAILROAD RIGHT OF WAYS.

SITUATED IN SHELBY COUNTY, ALABAMA

Shelby County, AL 03/07/2013  
State of Alabama  
Deed Tax: \$215.00

*Handwritten signatures: JH and gmH*



Identified as Parcels 07-6-14-4-000-001.000 and 07-6-14-3-001-001.000

**Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

All taxes for the year 2013 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Perpetual Easement recorded in Book 50, Page 959.


This binder and policy to be issued does not purport to insure as to the accuracy of the legal description shown herein. Therefore we hereby make exception for any loss or claim that may arise because of indefinite or uncertainty of said legal description.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 1st day of March, 2013.

  
\_\_\_\_\_  
Joe Michael Hinds

  
\_\_\_\_\_  
Corinne P. Hinds

State of Alabama

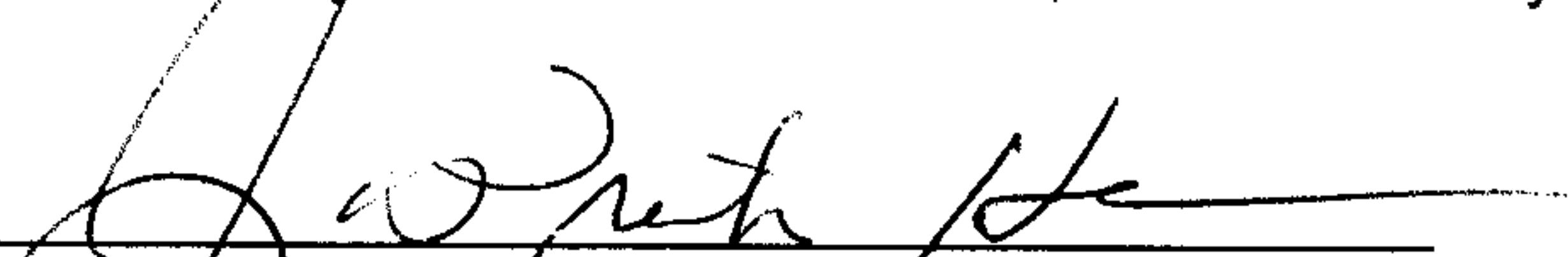
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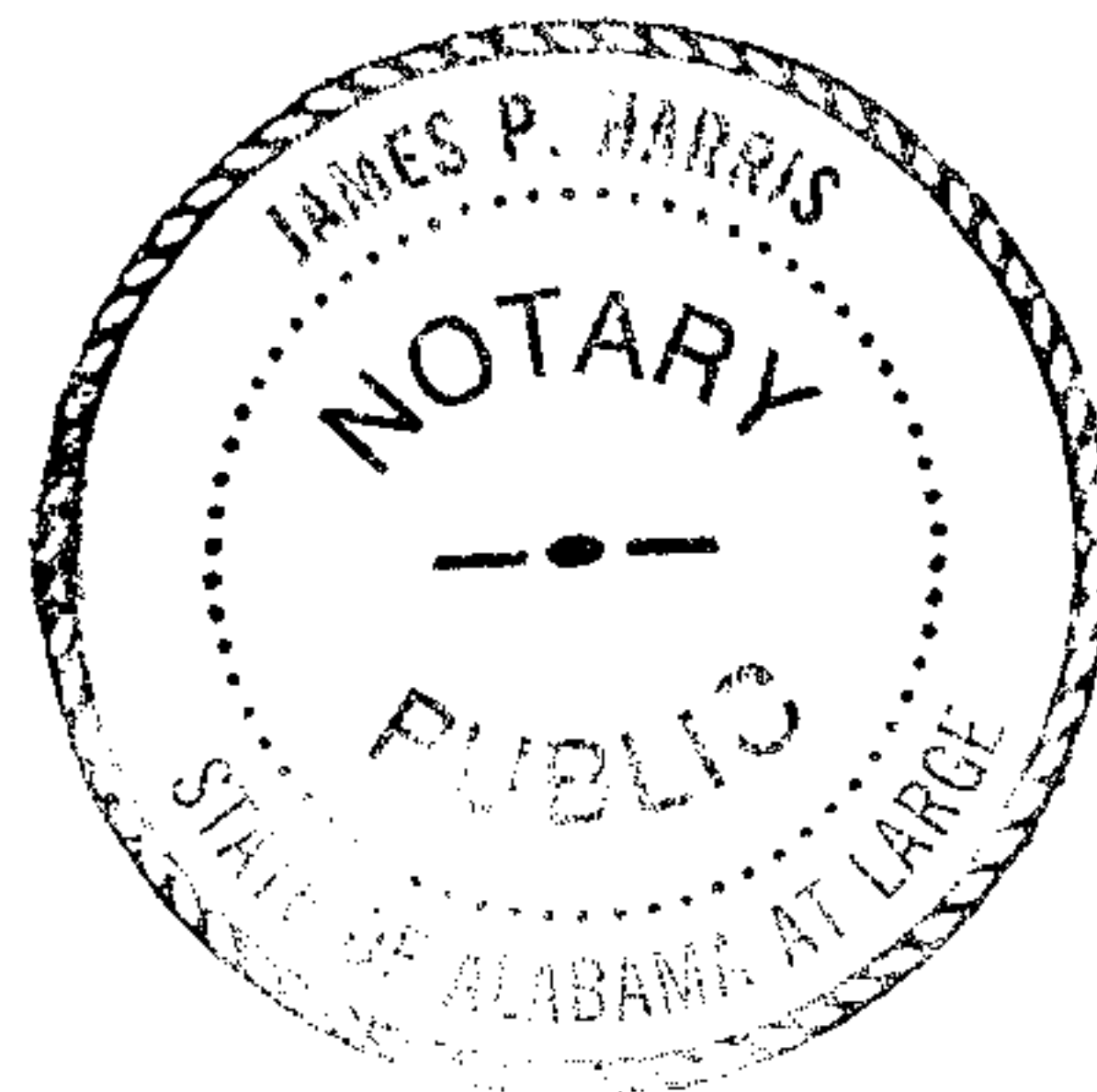
General Acknowledgment


Jefferson County

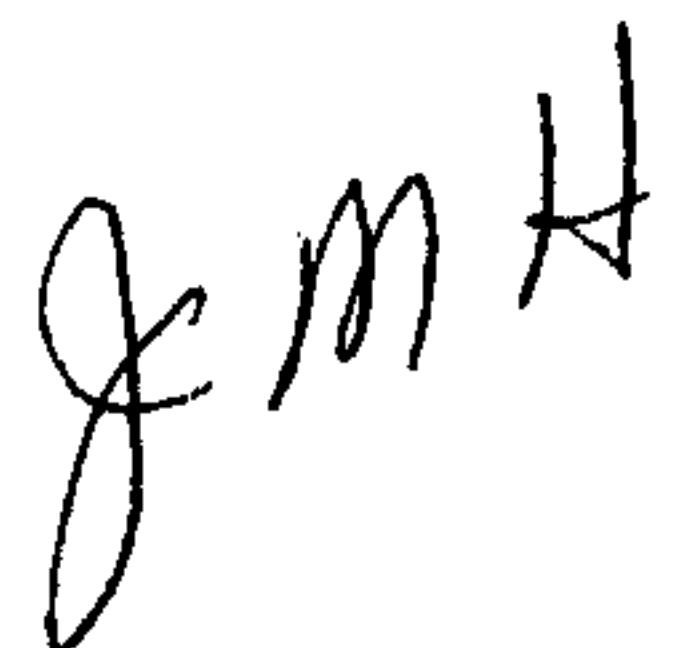
I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Joe Michael Hinds and Corinne P. Hinds, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1st day of March, 2013.

  
\_\_\_\_\_  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 4/6/2014



  
20130307000095980 2/3 \$233.00  
Shelby Cnty Judge of Probate, AL  
03/07/2013 01:59:02 PM FILED/CERT



## Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Joe Michael Hinds  
Corinne P. Hinds  
Mailing Address 206 Brook Highland Lane  
Birmingham, Alabama 35178  
&  
9734 Tapestry Park Circle  
Apt. 123  
Jacksonville, FL 32246

Grantee's Name Robert C. Coggin  
Mailing Address 22 Squires Glen Lane  
Leeds, Alabama 35094

Property Address 0 Highway 62  
Vincent, Alabama 35178

Date of Sale March 01, 2013  
Total Purchase Price \$215,000.00  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☒ Bill of Sale  
☒ Sales Contract  
☐ Closing Statement  
☐ Appraisal  
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons cc current mailing address.

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Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date March 01, 2013

Unattested

Print JOE MICHAEL HINDS

Sign Joe Michael Hinds  
Grantor

Form RT-1