

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-18-24605

Send Tax Notice To: Morgan L England

6144 Cattwick Dr  
McCalla, AL 35111

## WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Seven Thousand Dollars and No Cents (\$187,000.00)**, 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, **Robert C. Coggin and Mary Ann Coggin**, husband wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Morgan L England**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

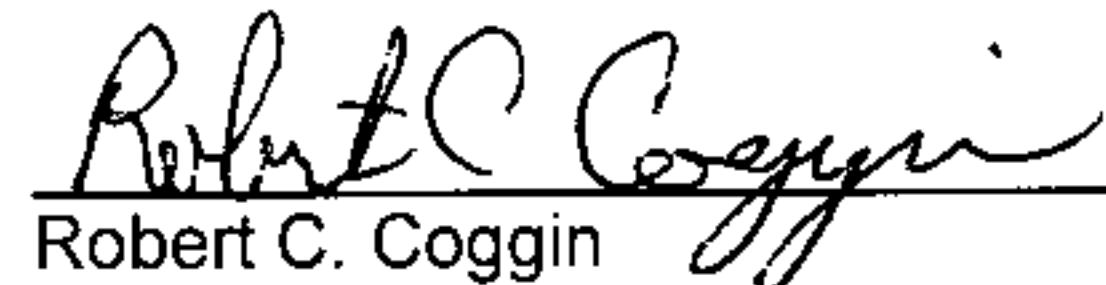
Property may be subject to 2018 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

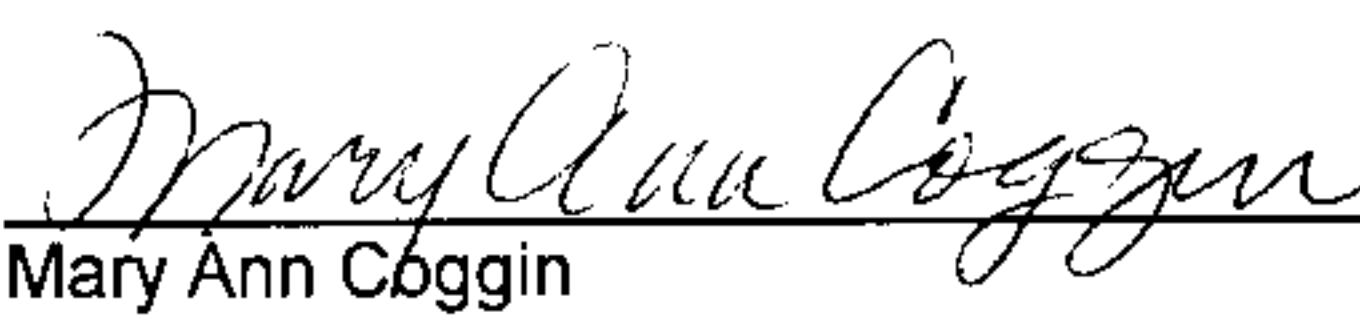
\$158,900.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 26th day of April, 2018.

  
Robert C. Coggin

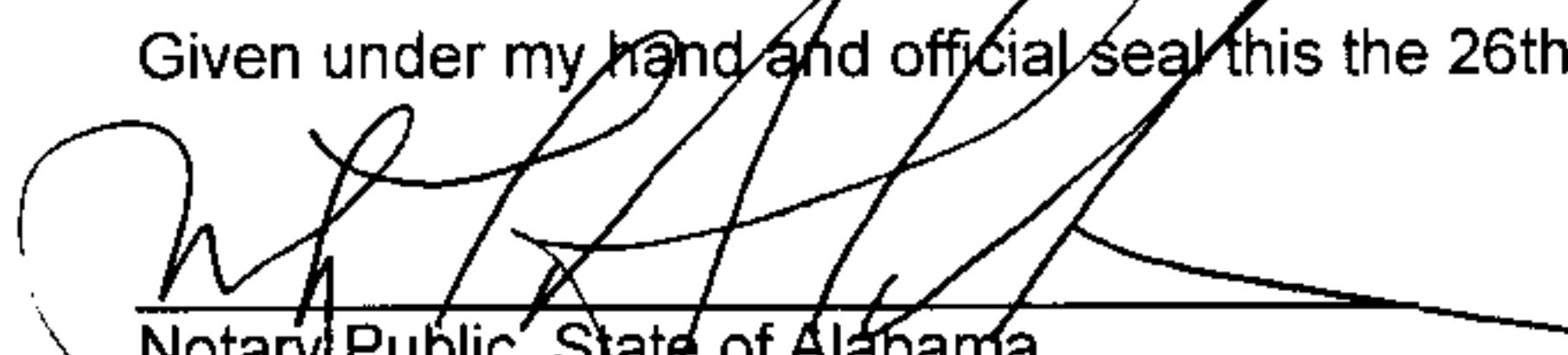
  
Mary Ann Coggin

State of Alabama

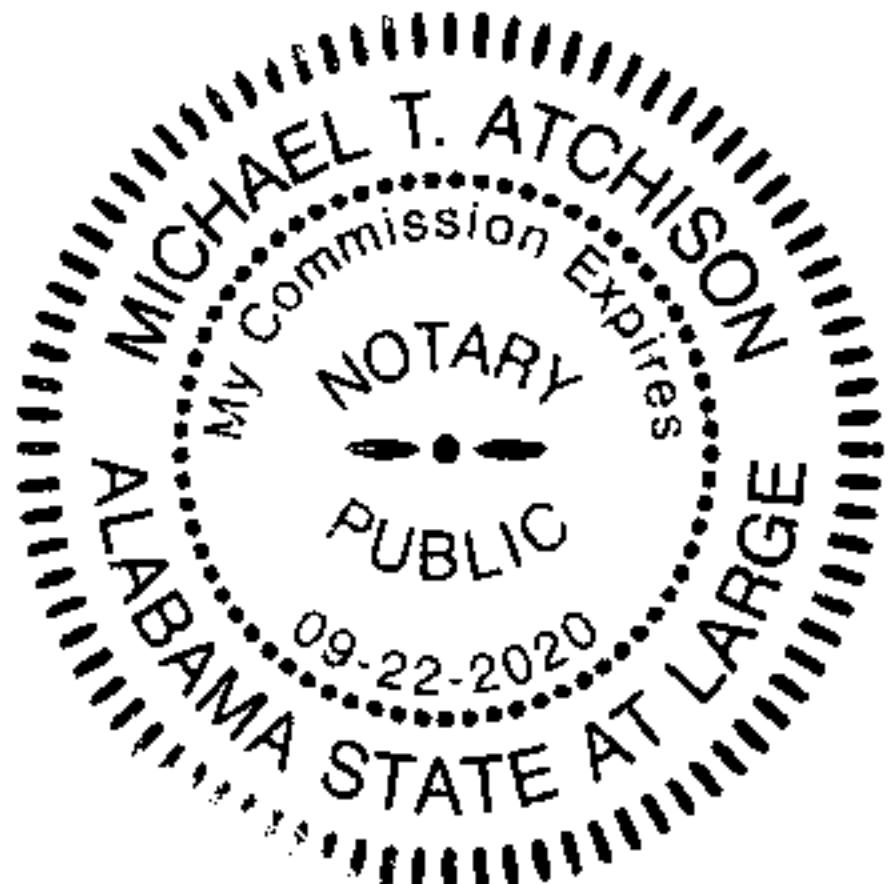
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Robert C. Coggin and Mary Ann Coggin, 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 on the day the same bears date.

Given under my hand and official seal this the 26th day of April, 2018.

  
Notary Public, State of Alabama  
Mike T. Atchison

My Commission Expires: September 22, 2020



  
20180501000147060 1/3 \$208.00  
Shelby Cnty Judge of Probate, AL  
05/01/2018 01:00:29 PM FILED/CERT

Shelby County, AL 05/01/2018  
State of Alabama  
Deed Tax:\$187.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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 1 D. Number's 58-05-3-08-0-001-016.000 and 58-05-3-07-0-001-005.000 and proceed North 19 degrees 06 minutes 58 seconds West 1069.40 to a 2 inch crimped pipe in place; thence South 88 degrees 49 minutes 04 seconds East 1182.15 feet to a Railroad Spike set in the center of County Road 55 (Lakeview RD.) thence South 15 degrees 32 minutes 29 seconds 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 degrees 47 minutes 53 seconds 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.

