

Send tax notice to:
DONALD W JORDAN
3681 CROSSINGS CREST
BIRMINGHAM, AL, 35242

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, Alabama 35242

STATE OF ALABAMA

2023112

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Four Hundred Eighty Thousand and 00/100 Dollars (\$480,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **KENNETH MARK COGGIN, SR and CHARLOTTE F COGGIN, HUSBAND AND WIFE**, whose mailing address is 323 Whisenhunt Drive Chelsea 35043 (hereinafter referred to as "Grantors") by **DONALD W JORDAN and MARGARET G JORDAN** whose property address is: **3681 CROSSINGS CREST, BIRMINGHAM, AL, 35242** hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 38, according to the Survey of Phase Two, Caldwell Crossings, 2nd Sector, as recorded in Map Book 31, page 31, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not yet due and payable until October 1, 2023.
2. Easements as shown by recorded plat.
3. Right of way to Shelby County, recorded in Volume 233, page 700; Volume 216, page 29, and Volume 282, page 115, in the Probate Office of Shelby County, Alabama.
4. Right of way granted to Alabama Power Company by instrument recorded in Real Volume 142, page 148 in the Probate Office of Shelby County, Alabama.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Instrument 2000-14348 and Instrument 2000-43395 in the Probate Office of Shelby County, Alabama.
6. Right of way to City of Hoover recorded in Instrument 2000-40742, Instrument 2000-40741 and Instrument 2000-25988 in the Probate Office of Shelby County, Alabama.
7. Restrictions and Covenants appearing of record in Instrument 2002-02381 in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees, their successors and assigns forever.

The Grantors do for themselves, their successors and assigns, covenant with the Grantees, their successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their successors and assigns shall, warrant and defend the same to the Grantees, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said Grantors, have hereunto set their hand and seal this the 11 day of April, 2023.

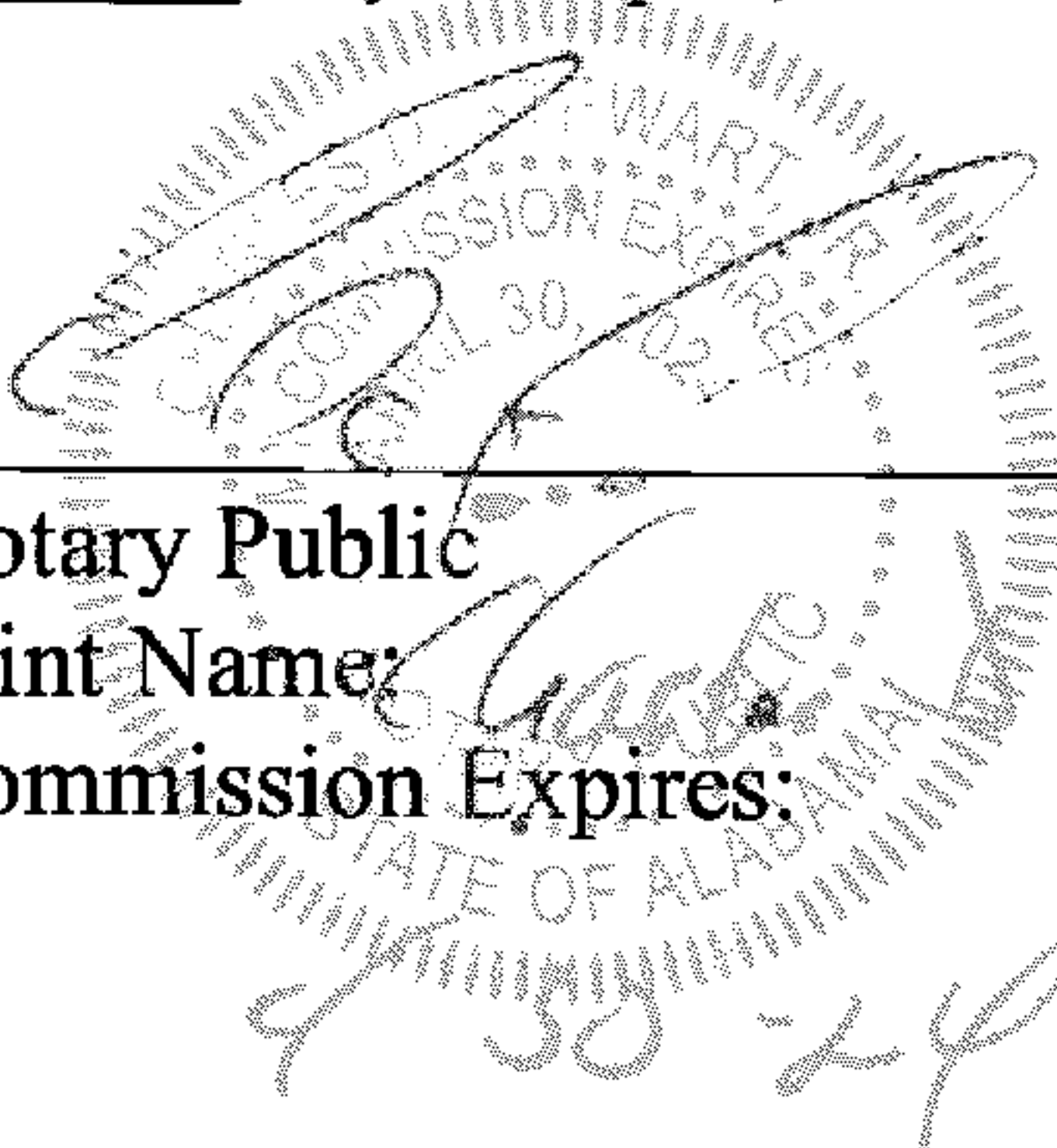
Kenneth Mark Coggin Sr.
KENNETH MARK COGGIN, SR

Charlotte F. Coggin
CHARLOTTE F COGGIN

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that KENNETH MARK COGGIN, SR and CHARLOTTE F COGGIN, husband and wife, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11 day of April, 2023.


Notary Public
Print Name: *Christina L. Sedberry*
Commission Expires: *4/30/24*



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/12/2023 10:54:23 AM
\$505.00 BRITTANI
20230412000102910

Allie S. Bayl