

Send tax notice to:
KENNETH MARK COGGIN, JR.
323 WHISENHUNT ROAD
CHELSEA, AL, 35043

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

STATE OF ALABAMA

2023097

Shelby COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That is consideration of Nine Hundred Eighty-Four Thousand and 00/100 Dollars (\$984,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned, **Gregg P Cary and Jo Ann W Cary, Trustees, or their successors in Trust, under the Gregg and Jo Ann Cary Living Trust, dated October 11, 1999** whose mailing address is: 259 Fern Road Equality, AL 36026 (hereinafter referred to as "Grantor") by **KENNETH MARK COGGIN, JR. and CASIE G. COGGIN** whose property address is: **323 WHISENHUNT ROAD, CHELSEA, AL, 35043** (hereinafter referred to as Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does, 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:

A parcel of land lying partially in the SE 1/4 of SW 1/4 of Section 35, Township 19 South, Range 1 West, and partially in the NE 1/4 of NW 1/4 of Section 2, Township 20 South, Range 1 West, more particularly described as follows:

Beginning at the SW corner of the SE 1/4 of SW 1/4 of Section 35 Township 19, South, Range 1 West and run North along the West line of the SE 1/4 of SW 1/4 a distance of 450 feet; thence turning an angle of 110 degrees to right a distance of 480 feet; thence turning an angle of 70 degrees to the right a distance of 550 feet to a point in the centerline of the Shelby County gravel road; thence in a Southwesterly direction and a Northwesterly direction along the centerline of said gravel road a distance of 520 feet, more or less, to the intersection of the West line of the NE 1/4 of NW 1/4 of Section 2, Township 20 South Range 1 West; thence North along the West line of said NE 1/4 of NW 1/4 a distance of 230 feet to point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2022 which constitutes a lien but are not due and payable until October 1, 2023.
2. Less and except any part of subject property lying within and road right of way.
3. Right of way granted to Alabama Power Company recorded in Inst. No. 2001-18538 and Deed Book 142, Page 101.
4. Easement granted to Alabama Gas Corp. recorded in Inst. No. 2002-4289.
5. Right of way granted to Shelby County recorded in Deed Book 135, Page 116.
6. Riparian rights associated with the Creek under applicable State and/or Federal law.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto including release of damages.

\$684,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its 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, the said Grantor, Gregg and Jo Ann Cary Living Trust, by Gregg P Cary and Jo Ann W Cary, its Trustees, who are authorized to execute this conveyance, has hereunto set its signature and seal on this the 17 day of April, 2023.

Gregg and Jo Ann Cary Living Trust

Gregg P Cary, Trustee

Jo Ann W Cary, Trustee

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gregg P Cary and Jo Ann W Cary, whose names as Trustees of the Gregg and Jo Ann Cary Living Trust, 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 and with full authority, they executed the same voluntarily for and as the act of said Trust.

Given under my hand and official seal this the 17 day of April, 2023.

Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2023 01:22:36 PM
\$326.00 PAYGE
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Allen S. Bayl