

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) **Danny J. Coshatt dba Coshatt Sod & Supply**

(Address)

This instrument was prepared by

(Name) **Newman, Sexton, LeBrun & Jones**

3021 Lorna Rd.

(Address) **Birmingham, Al. 35216**

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty-eight thousand and no/100 (\$48,000.00) Dollars**

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, **Connie L. Kniola, an unmarried woman**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Danny J. Coshatt dba Coshatt Sod and

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

See attached Exhibit A for legal description of
property being conveyed and which is incorporated herein for all purposes.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$50,000.00 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

Inst # 1996-39475

12/02/1996-39475
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
902 NCB 12.00

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 persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 21
day of November, 1996.

(Seal)

Connie L. Kniola
CONNIE L. KNIOLA

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that **Connie L. Kniola, an unmarried woman**
whose name 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 had executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 21 day of November

A. D., 1996

Frankie D. [Signature]
Notary Public.
MY COMMISSION EXPIRES 3/14/99

EXHIBIT A

Lot 87, as shown on a map entitled "Property Line Map, Siluria Mills", prepared by Joseph A. Miller, Reg. Civil Engineer on October 5, 1965, and being more particularly described as follows:

Commence at the intersection of the North right of way line of Strowd Avenue and the East right of way line of Fallon Avenue, said right of way line as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence Northeasterly along said right of way line of Fallon Avenue for 141.00 feet to the point of beginning; thence 89 degrees 53 minutes 02 seconds right and run Southeasterly for 128.32 feet to a point on the Westerly right of way line of Montevallo Road (Ala. Highway No. 119); thence 89 degrees 26 minutes 02 seconds left and run Northeasterly along said right of way line of Montevallo Road for 67.26 feet; thence 90 degrees 00 minutes left and run Northwesterly for 128.85 feet to a point on the Easterly right of way line of Fallon Avenue; thence 90 degrees 27 minutes left and run Southwesterly along said right of way line of Fallon Avenue for 68.53 feet to the point of beginning; being situated in Shelby County, Alabama.

Inst # 1996-39475

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002 HCB 12.00