

SEND TAX NOTICE TO:

(Name) David E. Coyte

(Address) 401 Gibson Farm Road
Columbiana Ala 35051

This instrument was prepared by

(Name) Mike T. Atchison, ATTORNEY AT LAW

(Address) P O Box 822, Columbiana, AL 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventy Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles B. Stroud and wife, Betty J. Stroud,

(herein referred to as grantors) do grant, bargain, sell and convey unto

David E. Coyte and wife, Kelly I. Coyte

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

SHELBY

County, Alabama to-wit:

A parcel of land situated in the SE 1/4 of the SE 1/4 of Section 19, and the NE 1/4 of the NE 1/4 of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of the SE 1/4 of SE 1/4 of said Section 19; thence run North along the West line of said 1/4-1/4 a distance of 268.20 feet; thence turn right 92 degrees 56 minutes 23 seconds and run Easterly a distance of 416.54 feet (measured) along a continuation line of Lots 11 and 12 of Clearview Estates, as recorded in Map Book 7, Page 43 in the Office of the Judge of Probate of Shelby County, Alabama; thence turn right 83 degrees 17 minutes 45 seconds and run Southeasterly a distance of 256.06 feet along the West boundary line of the lands as described in Real Record 129, Page 941 to a point on the South line of said 1/4-1/4, said point also being the Southwest corner of the lands described in Deed Book 324, Page 933; thence turn right 94 degrees 54 minutes 13 seconds and run Westerly along the South line of said 1/4-1/4 a distance of 187.57 feet; thence turn left 19 degrees 15 minutes 22 seconds and run Southwesterly a distance of 182.41 feet; thence turn right 78 degrees 30 minutes 22 seconds and run Northwesterly a distance of 70.00 feet to a point on the South line of said 1/4-1/4; thence turn left 59 degrees 15 minutes and run Westerly along the South line of said 1/4-1/4 a distance of 42.0 feet to point of beginning.

Situated in Shelby County, Alabama.

Inst # 1997-34915

10/27/1997-34915
12:43 PM CERTIFIED

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 24th

day of October, 19 97

WITNESS: Betty J. Stroud
by Charles B. Stroud (Seal)

Betty J. Stroud by Charles B. Stroud
Attorney in Fact under Power of Attorney

recorded as Instrument #1996-39448 in
Probate Office of Shelby County, AL. (Seal)

Charles B. Stroud (Seal)
Charles B. Stroud (Seal)

(Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority Charles B. Stroud a Notary Public in and for said County, in said State,
hereby certify that

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 he executed the same voluntarily
on the day the same bears date, 24th October 97

Given under my hand and official seal this

day of

A. D. 19

My Commission Expires: 10/16/2000

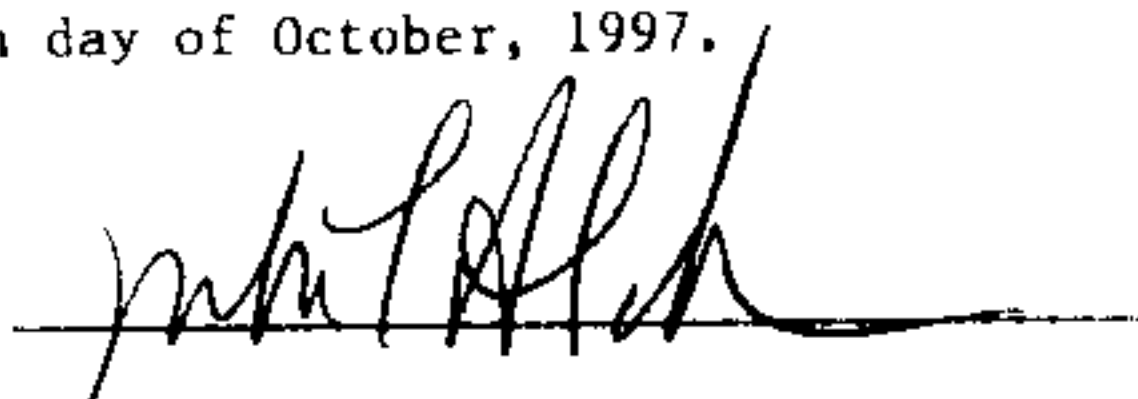
Notary Public.

Inst # 1997-34915

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Charles B. Stroud, whose name as Attorney in Fact for Betty J. Stroud, 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, he executed the same voluntarily on the day the same bears date in his capacity as such Attorney in Fact.

Given under my hand and official seal, this 24th day of October, 1997.



My Commission Expires: 10/16/2000

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SHELBY COUNTY JUDGE OF PROBATE
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