

This instrument was prepared by:
✓ Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: David E. Coyte
~~1001 West College~~ 401 Gibson Farm Rd
Columbiana, AL 35051


WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

}

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY


20070730000352050 1/2 \$34.50
Shelby Cnty Judge of Probate, AL
07/30/2007 09:35:37AM FILED/CERT

That in consideration of One Hundred Two Thousand dollars and Zero cents (\$102,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jon E. Warren, a single man (herein referred to as grantors) do grant, bargain, sell and convey unto David E. Coyte and 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:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

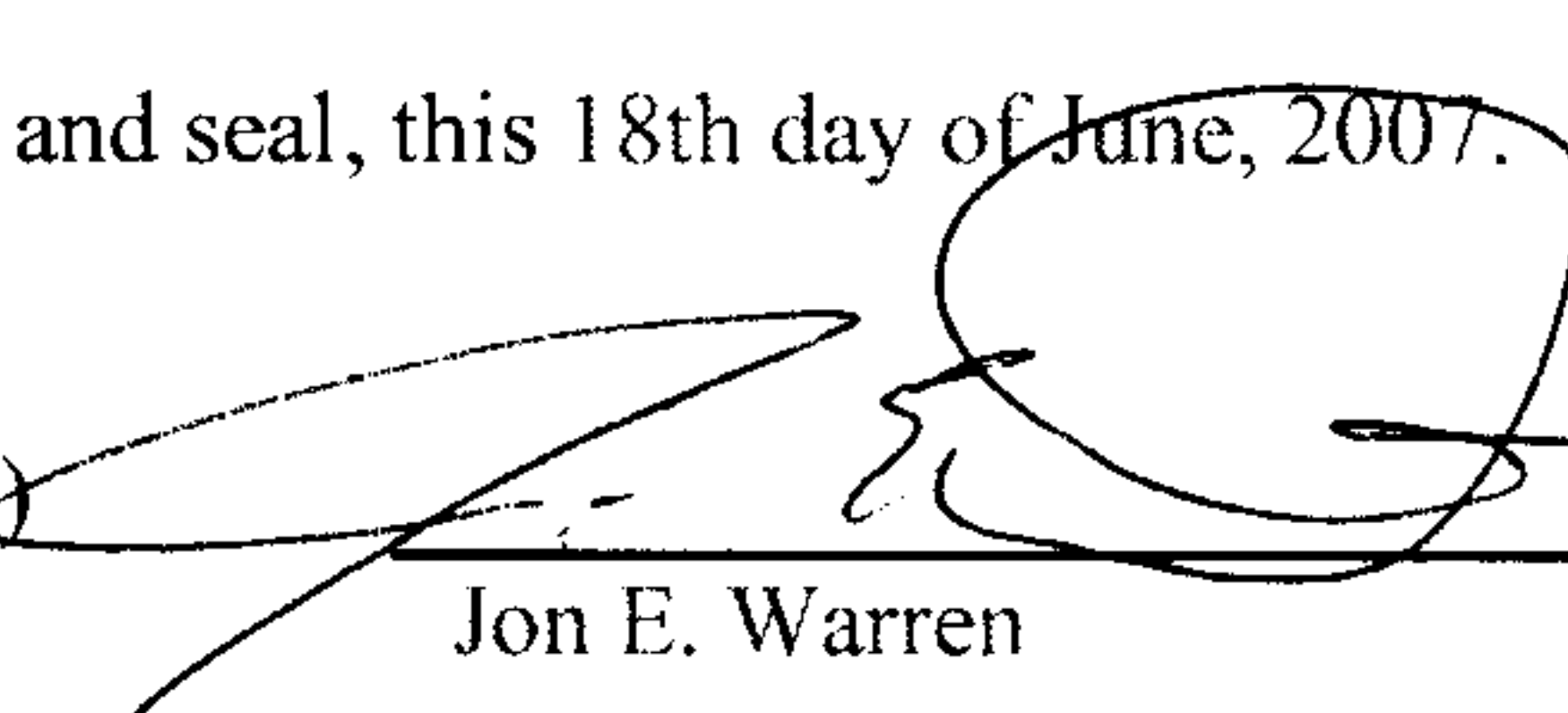
Subject to taxes for 2007 and subsequent years.

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.

(\$81,600.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 18th day of June, 2007.

_____	(Seal)		(Seal)
_____	(Seal)	Jon E. Warren	(Seal)
_____	(Seal)	_____	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

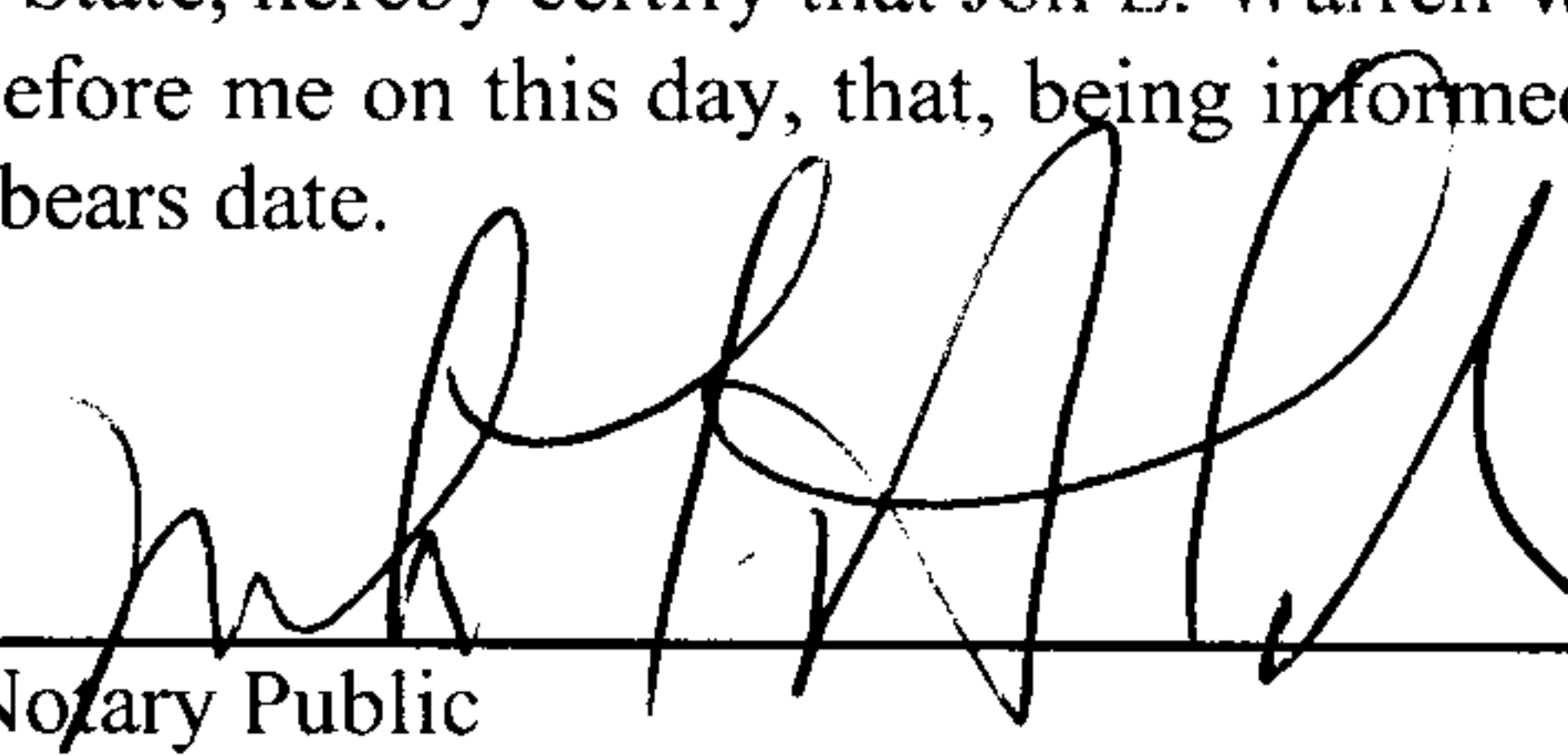
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General Acknowledgment

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon E. Warren 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2007.



Notary Public
My Commission Expires: 10/16/08

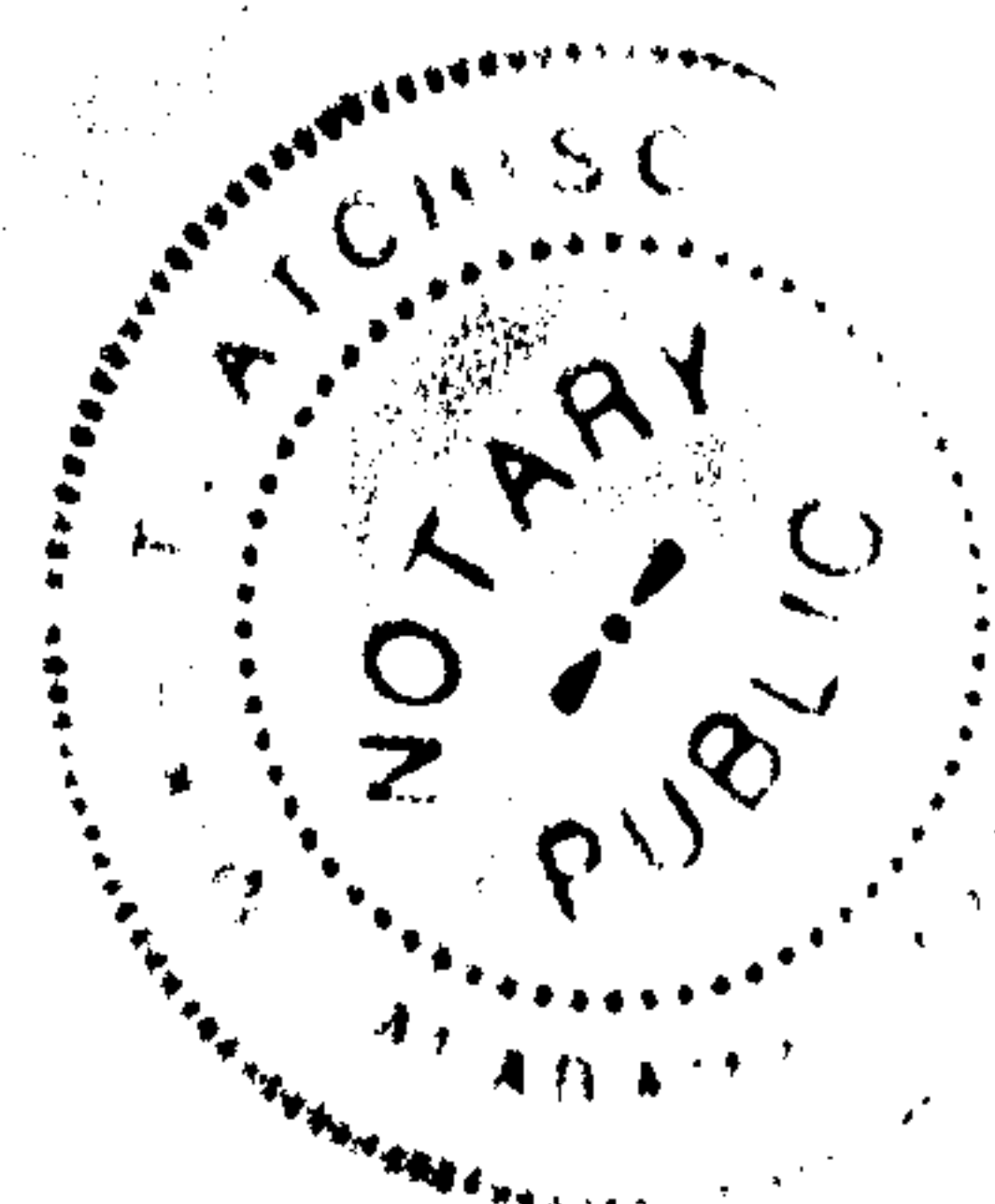


EXHIBIT A

20070730000352050 2/2 \$34.50
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Lot 4, according to Map of McDow, Walton & Harrison Subdivision to the Town of Columbiana, Alabama, as shown by map recorded in the Probate Office of Shelby County, Alabama in Map Book 3, Page 153.

LESS AND EXCEPT the following:

1. A triangular parcel of land heretofore conveyed to J. Bruce Alverson and Mary Alverson described as follows: Commence at the NW corner of said Lot No. 4 according to said subdivision and run thence Southwesterly along West boundary of said Lot No. 4 a distance of 9.77 feet to a point; thence run Easterly in a straight line to NE corner of said Lot No. 4 which said point is on West boundary of Myrtle Street, which said point constitutes SE corner of Lot No. 2 according to said subdivision; thence run Northwesterly along North boundary of said Lot No. 4, 84.08 feet to point of beginning.
2. The South 10 feet of uniform width off Lot No. 4, according to McDow, Walton & Harrison Subdivision, as shown by map recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 153, as heretofore conveyed to George Starcher and Montez Starcher in October, 1971.