

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  
401 Gibson Farm Road  
Columbiana, AL 35051

## WARRANTY DEED



20070730000352070 1/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
07/30/2007 09:35:39AM FILED/CERT

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

Shelby County, AL 07/30/2007  
State of Alabama

Deed Tax: \$10.00

That in consideration of Ten Thousand dollars and Zero cents (\$10,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, David E. Coyte and wife Kelly I. Coyte, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Coyte Holdings, LLC (herein referred to as grantee, whether one or more), 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, EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, AND PERMITS OF RECORD.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

\$0.00 OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A SECOND MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.

THIS PROPERTY CONSTITUTES NO PART OF THE GRANTOR, OR OF HIS/HER/THEIR SP OUSE(S).

TO HAVE AND 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 person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
David E. Coyte  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
Kelly I. Coyte  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF ALABAMA

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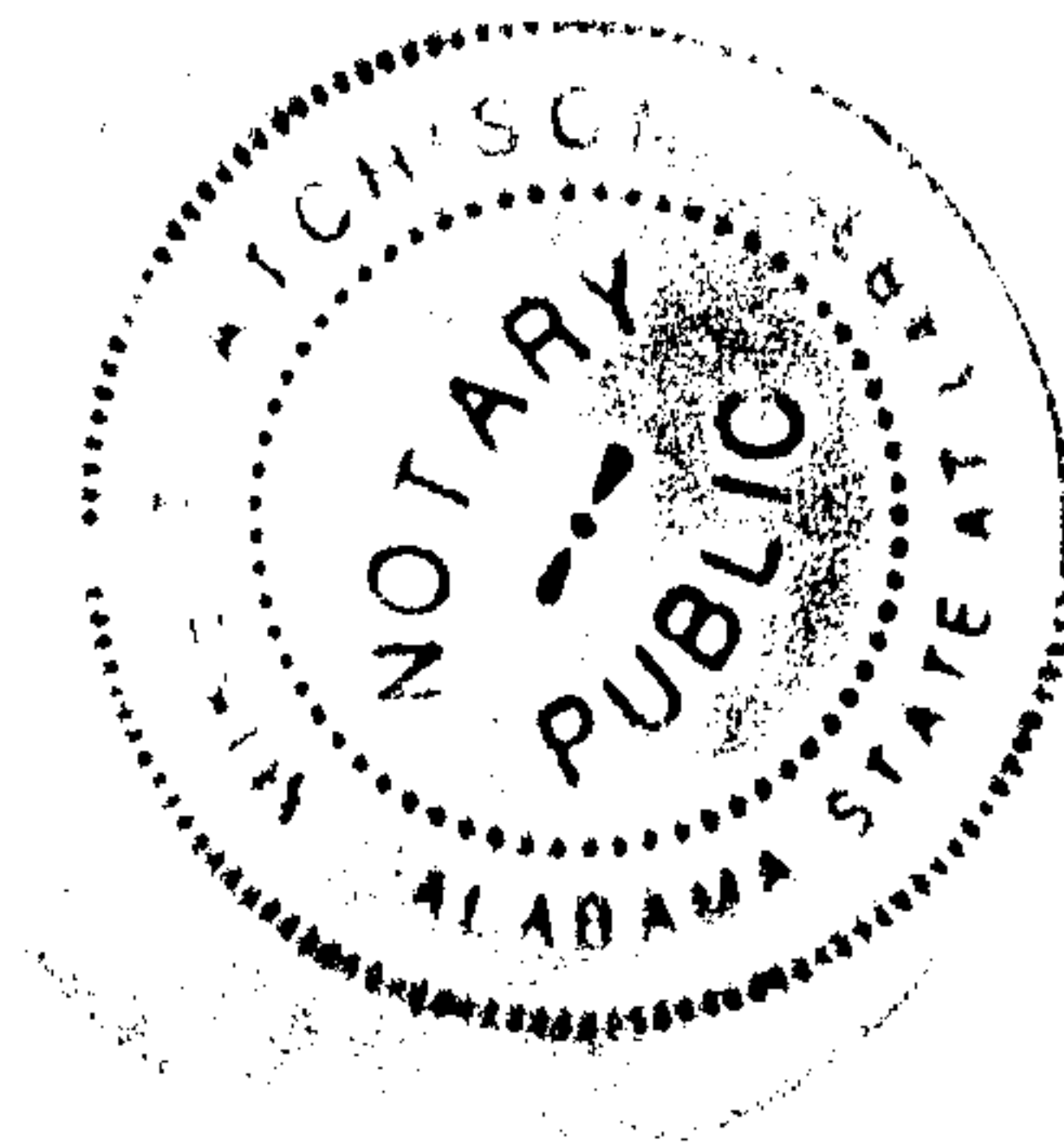
General Acknowledgment

COUNTY OF SHELBY


I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify that David E. Coyte and Kelly I. Coyte whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of June, 2007.

\_\_\_\_\_  
Notary Public  
My Commission Expires: 10/16/08



## EXHIBIT A

  
20070730000352070 2/2 \$24.00  
Shelby Cnty Judge of Probate, AL  
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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.