

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 Rd
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

20070906000418280 1/1 \$33.50
Shelby Cnty Judge of Probate, AL
09/06/2007 09:41:25AM FILED/CERT

That in consideration of One Hundred Twelve Thousand Five Hundred dollars and Zero cents (\$112,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Matthew B. Dill and wife, Vicki C. Dill (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:

Begin at the Northwest corner of Lot 15, the same being the North most point of said lot on the East line of Myrtle Street, according to McDow-Harrison-Walton Subdivision recorded in Map Book 3, Page 153, in the Probate Office of Shelby County, Alabama, and run thence South 50 degrees 13 minutes East 140 feet along the Northerly line of said Lot 15; thence run in a Northeasterly direction 173.3 feet to a point on Milstead Road, being the new County Highway being constructed across Mount Dixie, which said point is 130 feet Southeast of the East line of Myrtle Street; thence run in a Northwesterly direction along the right of way line of said Milstead Road 130 feet to the East line of Myrtle Street; thence run in a Southwesterly direction along the Easterly line of Myrtle Street 93 feet to the point of beginning. Being a part of the SW 1/4 of SE 1/4 of Section 24, and a part of the NW 1/4 of NE 1/4 of Section 25, all in Township 21 South, Range 1 West, Shelby County, Alabama.

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.

(\$90,000.00) of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 28th day of August 2007.

(Seal)

Matthew B. Dill

Matthew B. Dill

(Seal)

(Seal)

Vicki C. Dill

Vicki C. Dill

(Seal)

Shelby County, AL 09/06/2007
State of Alabama

Deed Tax: \$22.50

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 Matthew B. Dill and wife, Vicki C. Dill whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August 2007.

[Signature]

Notary Public

My Commission Expires: 10/16/08

