

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

Send Tax Notice To: David Coyte
~~101 West College~~ 20 Blue Bird Ln
~~Columbiana, AL 35051~~ Shelby Ala
35743

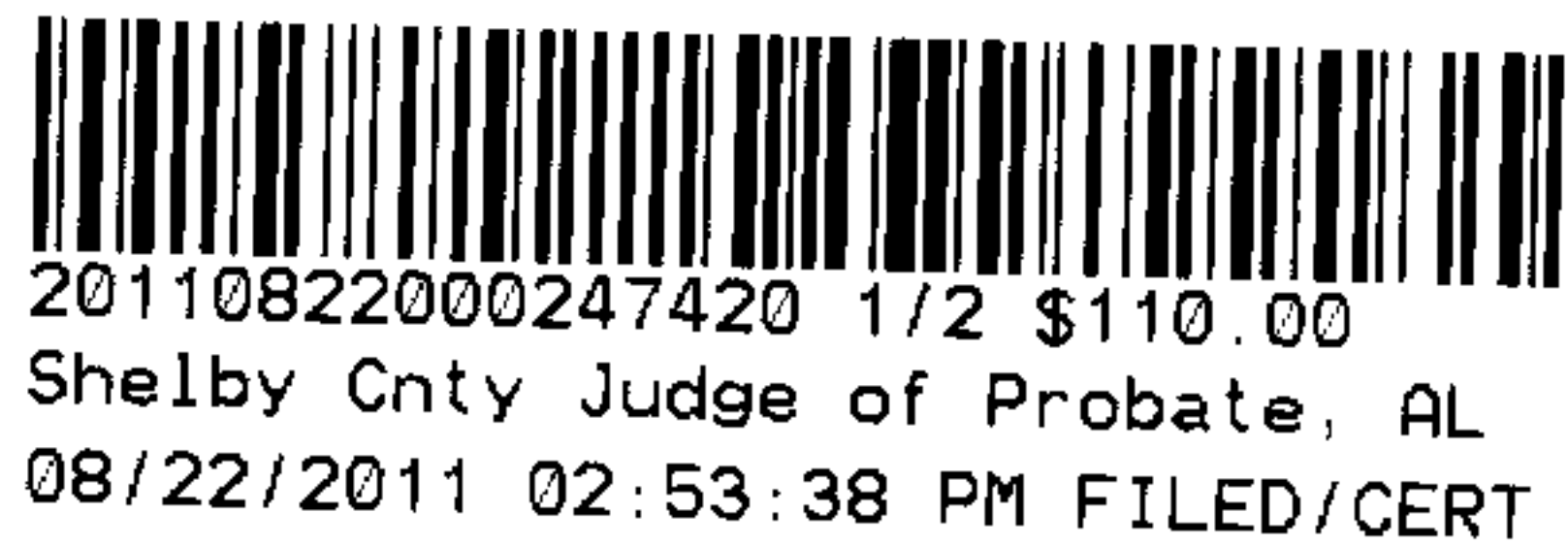
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Ninety Five Thousand dollars and Zero cents (\$95,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Larry W. Pearce, a single man and Judy Grimes Pearce, single woman (herein referred to as grantors) do grant, bargain, sell and convey unto David 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 2011 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, we have hereunto set our hands and seals, this 19th day of August, 2011.

_____ (Seal)	<u>Larry W. Pearce</u> (Seal) Larry W. Pearce
_____ (Seal)	<u>Judy Grimes Pearce</u> (Seal) Judy Grimes Pearce
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ALABAMA

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General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry W. Pearce and Judy Grimes Pearce 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 19th day of August, 2011.

My Commission Expires: 10-16-12

Michael T. Atchison
Notary Public

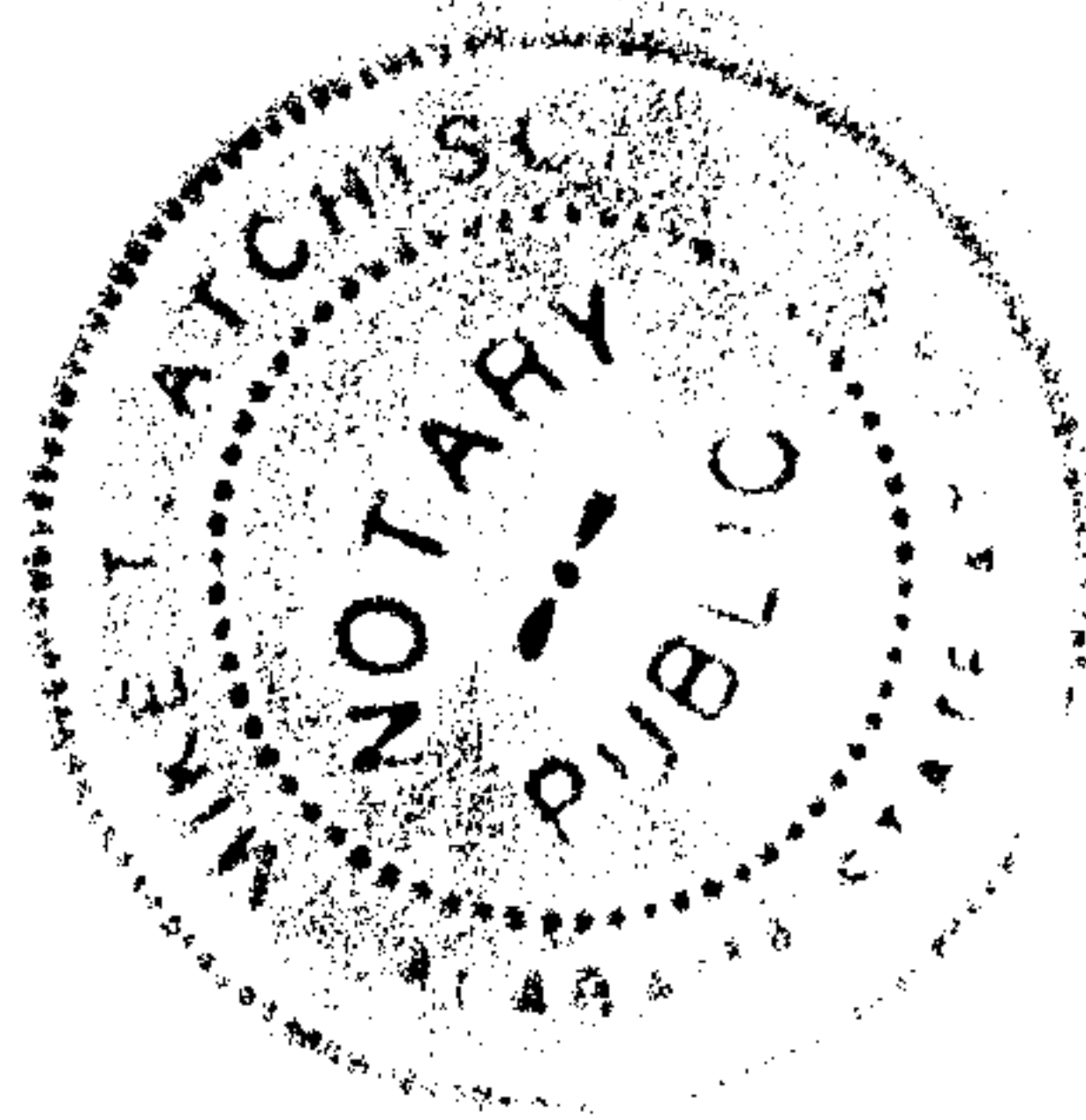


EXHIBIT A

A lot situated in the NE ¼ of NW ¼, Section 25, Township 21, Range 1 West, being more particularly described as follows:
Commence at a stake on the North edge of the Columbiana and Wilsonville paved highway and at that point where the east side of the 30 foot street or alley running in a northerly direction and separating the lot herein described from the residence lot of B. F. Hatchett intersects the North boundary of said paved highway right of way, which point is on the North line of the paved sidewalk running along said Columbiana-Wilsonville paved highway; run thence in an easterly direction along the North line of said highway and along the North line of said paved sidewalk 75 feet to the point of beginning; thence in a northerly direction and perpendicular to said right of way line and paved sidewalk and along the easterly line of the Billy J. Nolen residence lot, a distance of 216 feet, more or less, to a point which is 100 feet South of the South line of Grace Gardner land, formerly known as H. W. Nelson property; thence in a northeasterly direction and parallel with said Garner land 168 feet, more or less, to the westerly line of said Gardner land; thence in a southerly direction and along said Gardner land, a distance of 218 feet, more or less, to the North line of the right of way of the Columbiana-Wilsonville Highway; thence along same in a southwesterly direction 168 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.


20110822000247420 2/2 \$110.00
Shelby Cnty Judge of Probate, AL
08/22/2011 02:53:38 PM FILED/CERT

Shelby County, AL 08/22/2011
State of Alabama
Deed Tax:\$95.00