

This Instrument was Prepared by:

Send Tax Notice To: Mark Lucas

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

401 Gibson Farm Rd
Columbiana, AL 35051

File No.: MV-16-22968

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Twelve Thousand Dollars and No Cents (\$12,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **David Coyte and Kelly Coyte**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark Lucas**, (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

Property may be subject to 2015 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$9,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of June, 2016.

David Coyte
David Coyte

Kelly Coyte
Kelly Coyte

By Kelly Coyte
By Kelly Coyte
Attorney In Fact

Attorney In Fact

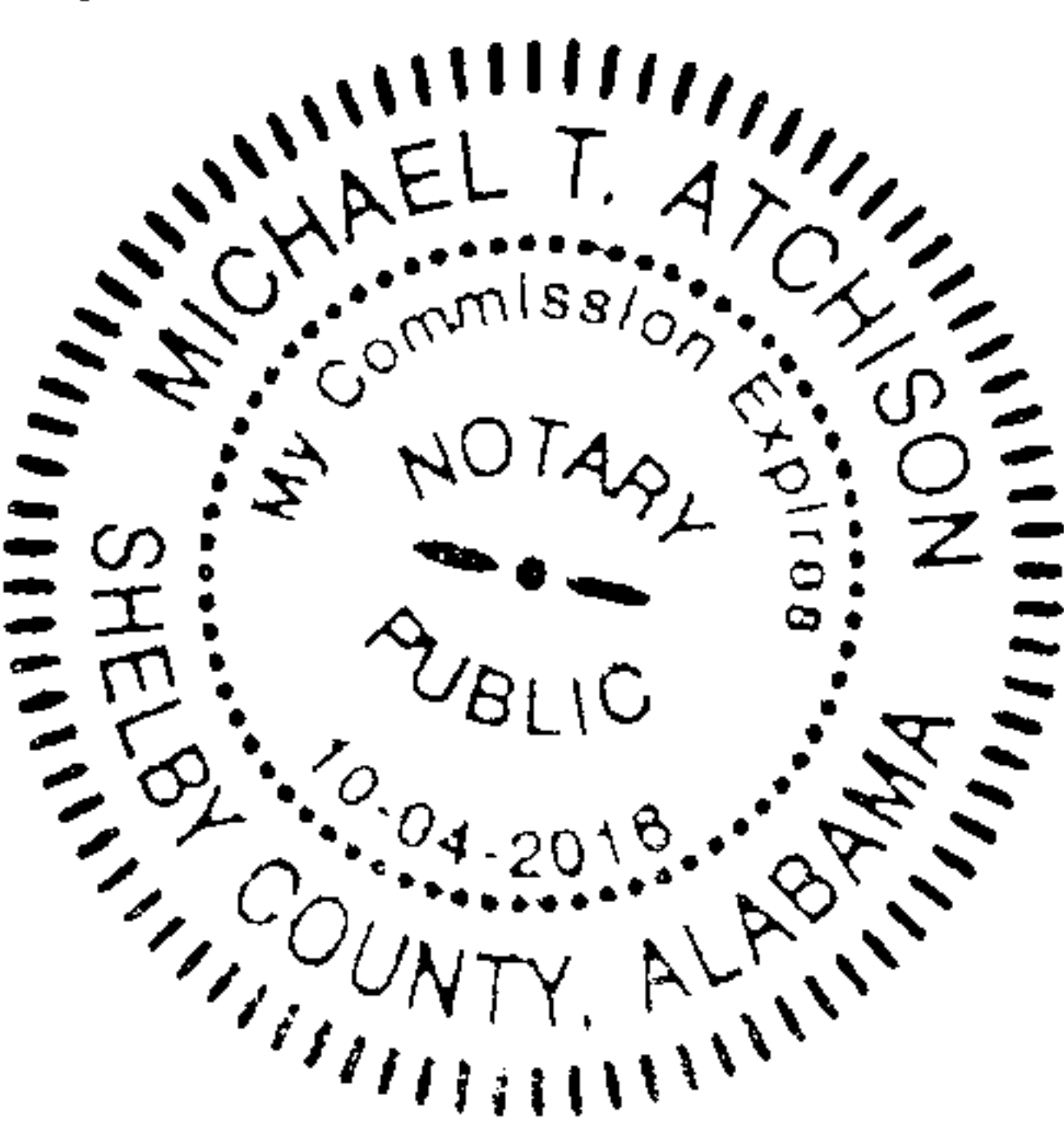
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Kelly Coyte as Attorney In Fact for David Coyte and Kelly Coyte, whose name(s) is/are signed to the foregoing conveyance, and who is/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 the 27th day of June, 2016.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016



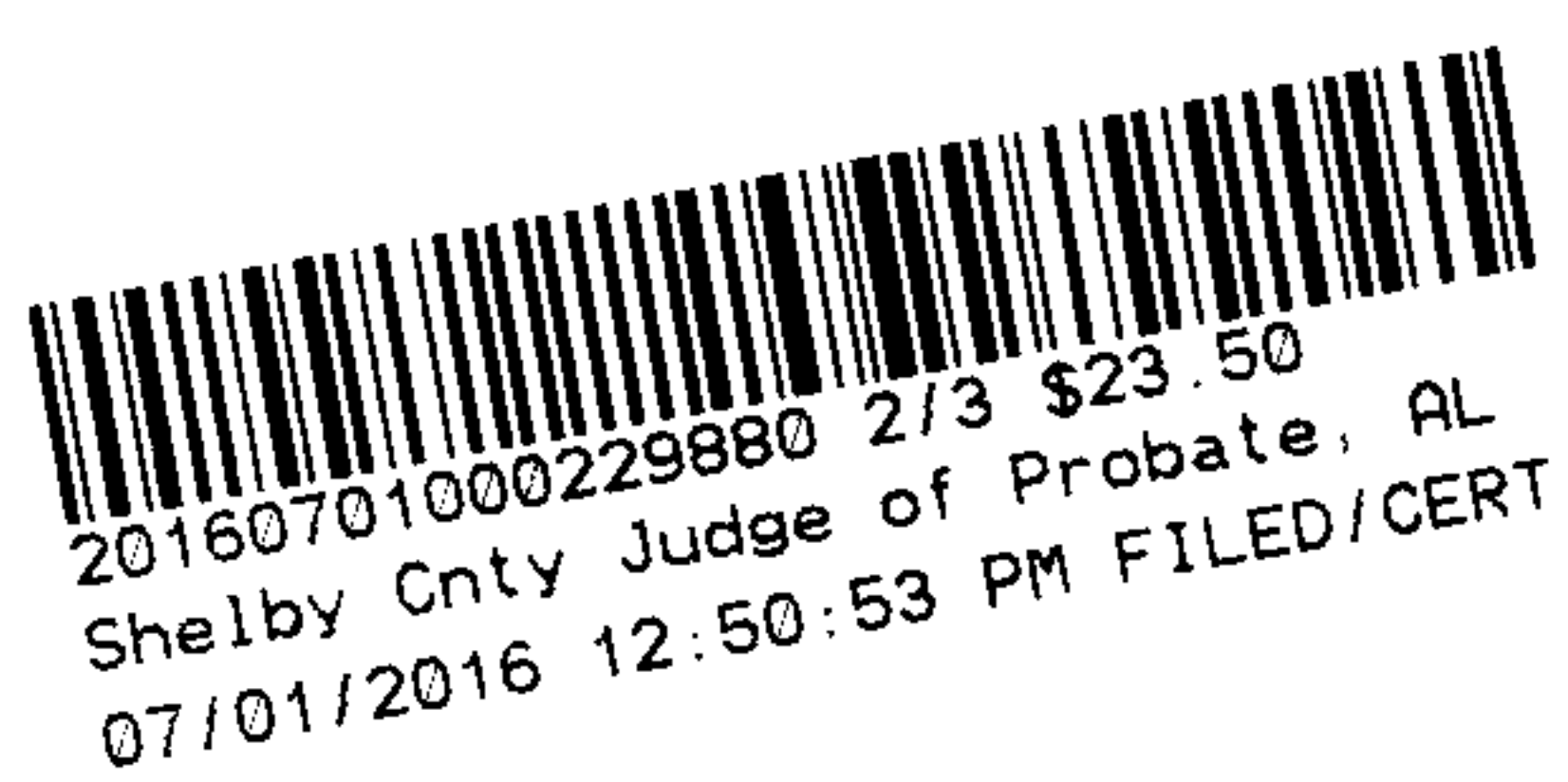
20160701000229880 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
07/01/2016 12:50:53 PM FILED/CERT

Shelby County, AL 07/01/2016
State of Alabama
Deed Tax: \$2.50

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 12, according to Clearview Estates, as recorded in Map Book 7, Page 43, in the Probate Office of Shelby County, Alabama.

Also, the following described property adjoining said Lot 12, Clearview Estates, being more particularly described as follows: Commence at the SW corner of the SE 1/4 of the SE 1/4, Section 19, Township 21 South, Range 1 East, Shelby County, Alabama; thence run North 261.41 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds and run a distance of 175.82 feet to the Southwest corner of Lot 11, Clearview Estates; thence turn an angle of 1 degrees 55 minutes 31 seconds left and run along the South line of Lots 11 and 12, Clearview Estates, a distance of 240.51 feet to the SE corner of Lot 12, Clearview Estates, being the point of beginning; thence turn an angle of 90 degrees 23 minutes to the left and run along the East line of said Lot 12 a distance of 180.47 feet to a point; thence turn an angle of 39 degrees 58 minutes 00 seconds to the right and run 155.10 feet to the Northeast corner of said Lot 12; thence run Southwesterly to the point of beginning. Situated in Shelby County, Alabama.



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	David Coyte Kelly Coyte	Grantee's Name	Mark Lucas
Mailing Address	870 Tara Drive Columbiana, AL 35051	Mailing Address	401 Gibson Farm Rd Columbiana, AL 35051
Property Address	Vacant Lot Columbiana, AL 35051	Date of Sale	June 27, 2016
		Total Purchase Price	\$12,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale	☐ Appraisal
☒ Sales Contract	☐ Other
☐ Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date June 24, 2016

Print David Coyte

Unattested

Sign

David Coyte by POA

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

20160701000229880 3/3 \$23.50
Shelby Cnty Judge of Probate, AL
07/01/2016 12:50:53 PM FILED/CERT

Form RT-1