

This Instrument was Prepared by:

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

File No.: S-17-24007

Send Tax Notice To: Thomas M. Nolen
Gail W. Nolen

1028 Princeton Park
Montevallo, AL 35115

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Ninety Eight Thousand Dollars and No Cents (\$98,000.00)**, 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, **Coyte Holdings, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas M. Nolen and Gail W. Nolen**, (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 taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$78,400.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 11th day of December, 2017.

COYTE HOLDINGS, LLC

By David E. Coyte
Managing Member

20171218000450990 1/3 \$41.00
Shelby Cnty Judge of Probate, AL
12/18/2017 03:32:21 PM FILED/CERT

Shelby County: AL 12/18/2017
State of Alabama
Deed Tax: \$20.00

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 David E. Coyte as Managing Member of Coyte Holdings, LLC, 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 11th day of December, 2017.

Mike T. Atchison
Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020

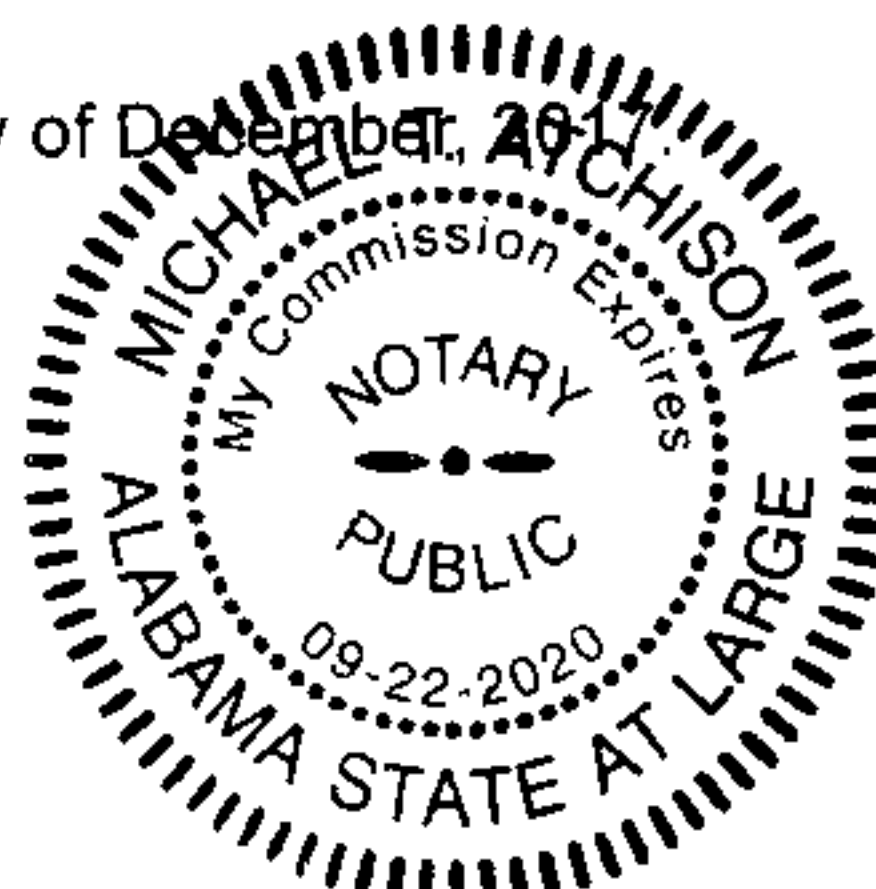


EXHIBIT "A"
LEGAL DESCRIPTION

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.



20171218000450990 2/3 \$41.00
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Real Estate Sales Validation Form

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

Grantor's Name	Coyte Holdings, LLC	Grantee's Name	Thomas M. Nolen Gail W. Nolen
Mailing Address	<u>870 TARA DR</u> <u>COLUMBIANA AL 35051</u>	Mailing Address	<u>1028 Princeton Park</u> <u>Montevallo, AL 35115</u>
Property Address	<u>106 Myrtle St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>December 11, 2017</u>
		Total Purchase Price	<u>\$98,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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 December 05, 2017

Print Coyte Holdings, LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20171218000450990 3/3 \$41.00
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Form RT-1