

20191206000451930
12/06/2019 01:04:12 PM
DEEDS 1/2

SEND TAX NOTICE TO:
William Chad Beasley and Jennifer D. Beasley
870 Tara Drive
Columbiana, AL 35051

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of Five Hundred Seventy-Seven Thousand Five Hundred Dollars and No Cents (\$577,500.00) in hand paid to the undersigned, **David E. Coyte and Kelly Coyte**, a married couple, whose address is 20 Bluebird Lane Shelby, AL 35143, (hereinafter "Grantor", whether one or more), by **William Chad Beasley and Jennifer D. Beasley**, whose address is 1020 Dunsmore Dr., Chelsea, AL 35043, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama**, to-wit:

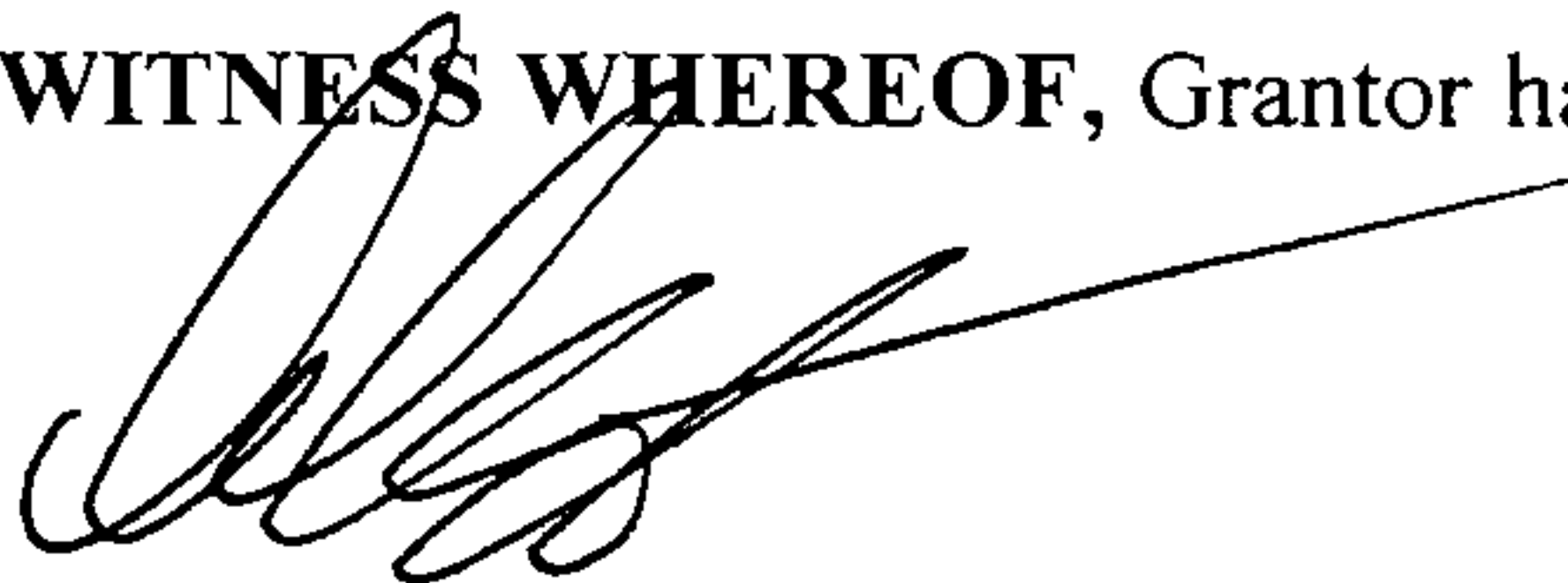
Lot 1, according to the Survey of Rhett Butler Ridge, as recorded in Map Book 28, Page 73, in the Office of the Judge of Probate of Shelby County, Alabama..

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.

Subject to a third-party mortgage in the amount of \$462,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantee, as joint tenants, with right of survivorship, and Grantee's heirs, executors, administrators, and assigns forever. The Grantor does for Grantor and for the Grantor's heirs, executors, and administrators, and assigns, covenant with said Grantee, and Grantee's heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors, and administrators shall warrant and defend the same to the said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 5th day of December, 2019.



David E. Coyte

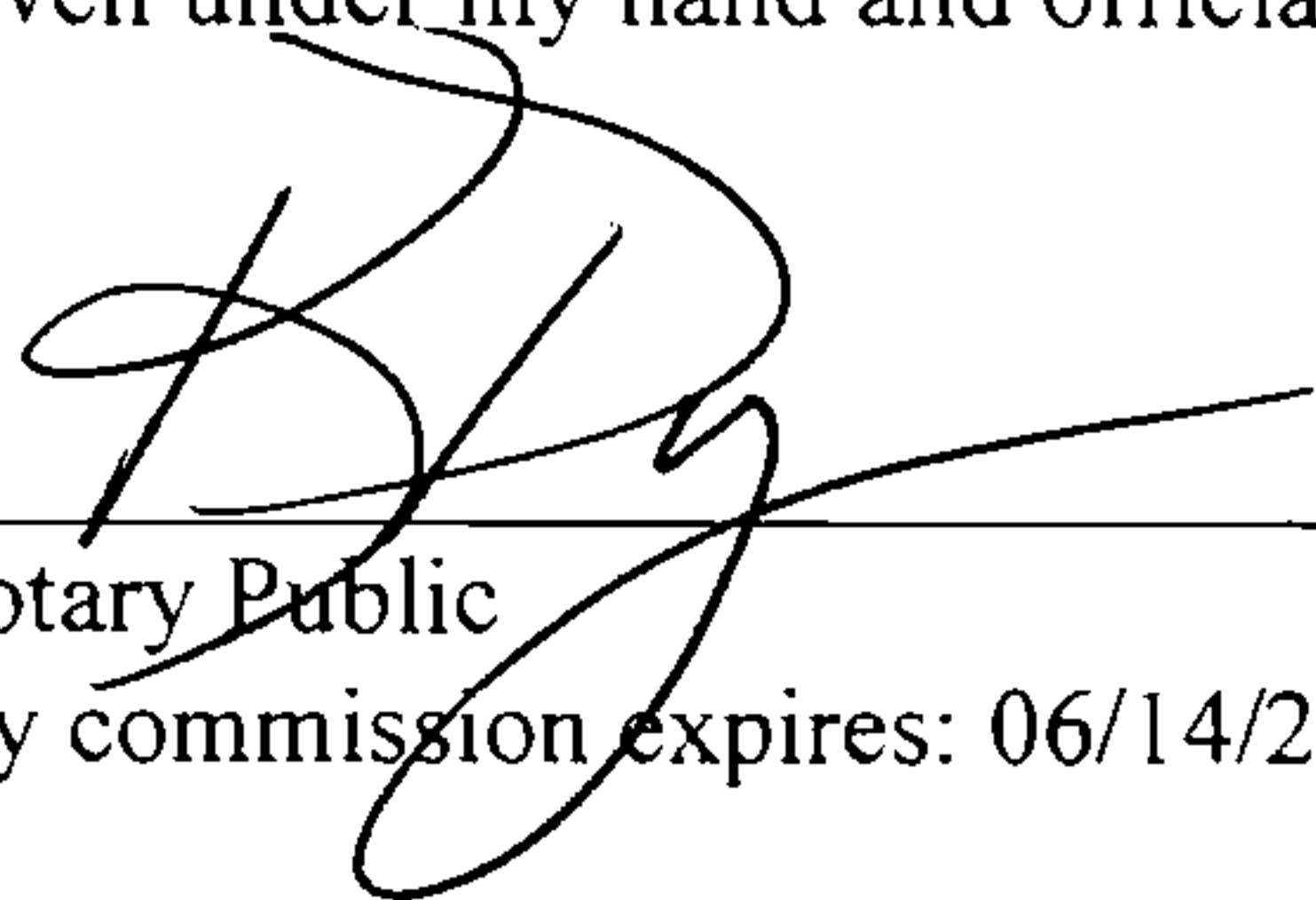


Kelly Coyte

STATE OF ALABAMA
COUNTY OF SHELBY

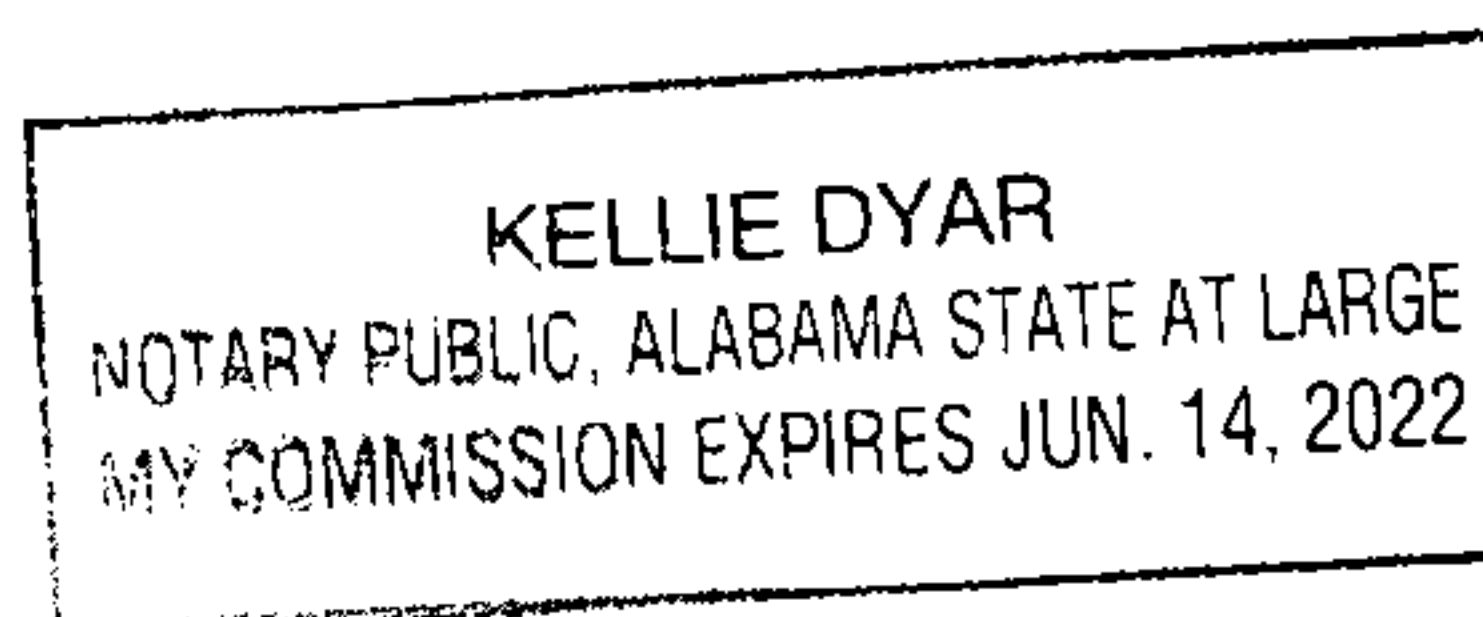
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify David E. Coyte and Kelly Coyte, a married couple, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance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

Given under my hand and official seal on this 5th day of December, 2019.



Notary Public

My commission expires: 06/14/2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/06/2019 01:04:12 PM
\$140.50 CHERRY
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