

This Instrument was Prepared by:

Send Tax Notice To: Danna Morris

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-26837

115 Myrtle St.
Columbiana, AL 35051

CORPORATION FORM WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Coyte Holdings, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Danna Morris**, (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

\$120,000.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of January, 2020.

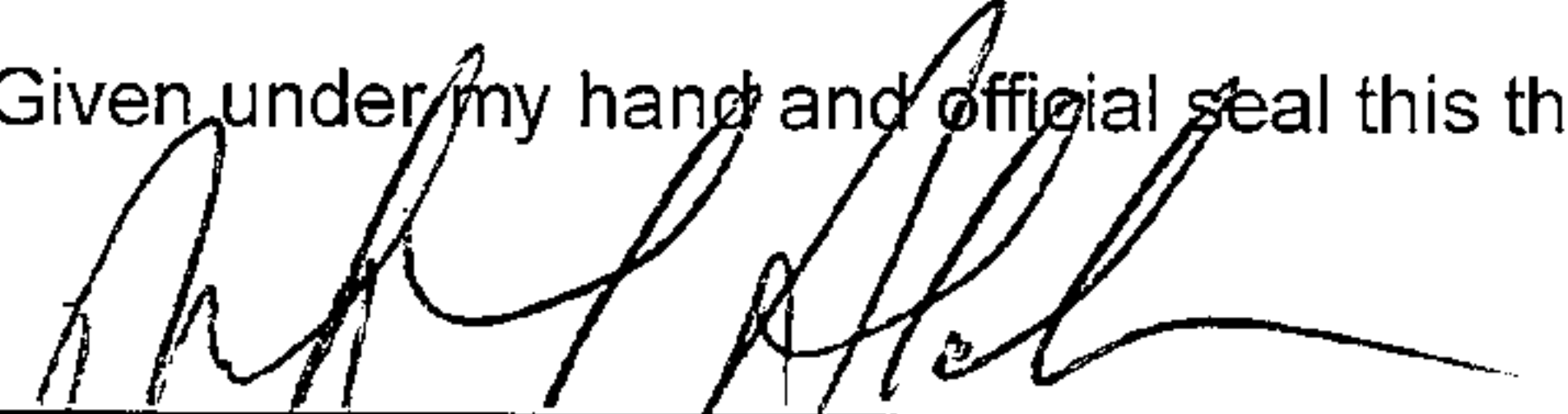
COYTE HOLDINGS, LLC

By David Coyte
Managing Member

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that David Coyte as Managing Member of Coyte Holdings, LLC is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 15th day of January, 2020.


Notary Public, State of Alabama

My Commission Expires: 9/1/2024

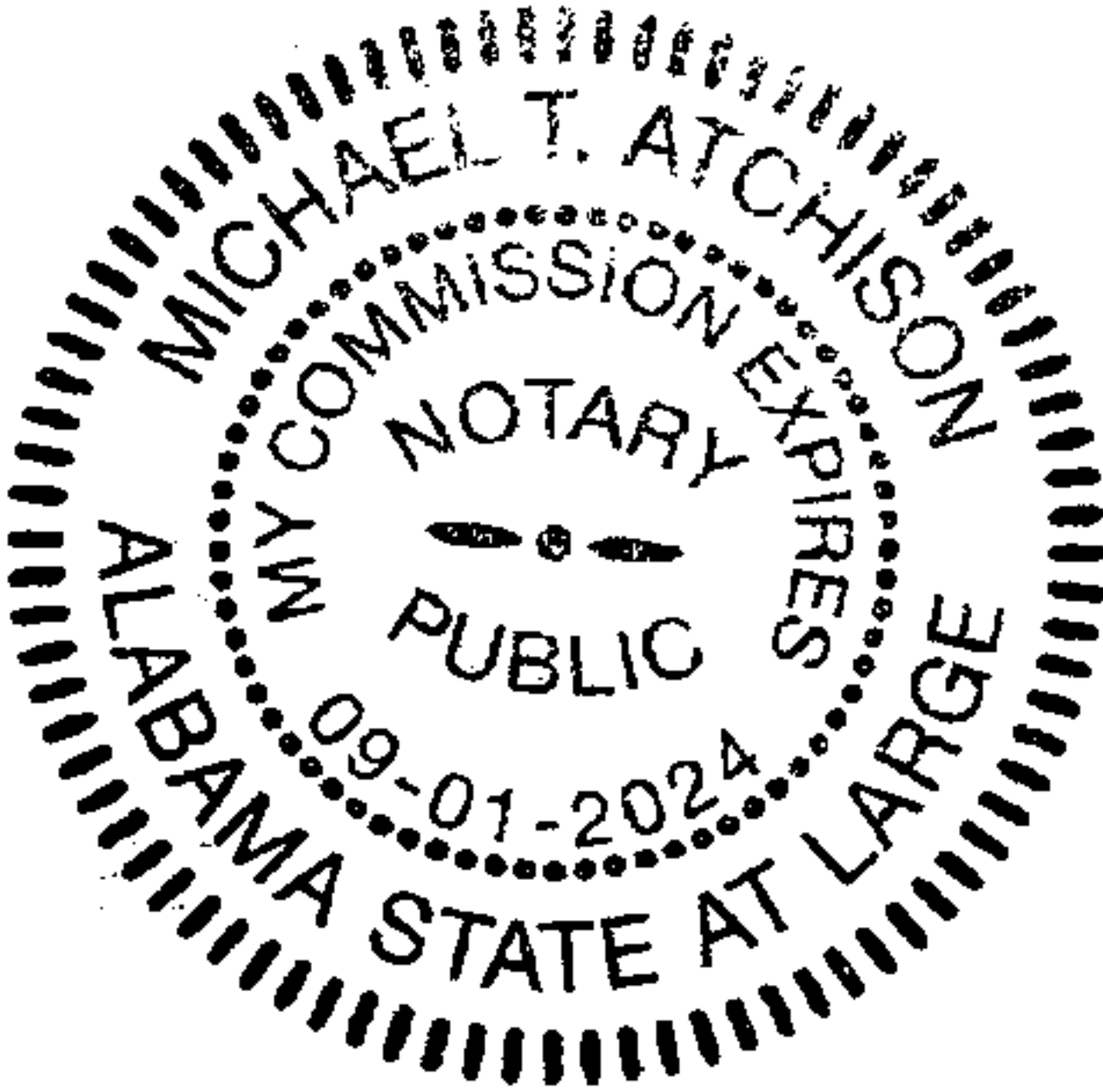


EXHIBIT "A"
LEGAL DESCRIPTION

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.

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	Danna Morris
Mailing Address	20 Bluebird Ln Shelby AL 35143	Mailing Address	115 Myrtle St Columbiana, AL 35051
Property Address	115 Myrtle St. Columbiana, AL 35051	Date of Sale	January 20, 2021
		Total Purchase Price	\$150,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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	January 19, 2021	Print	Coyte Holdings, LLC
Unattested		Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/21/2021 08:41:06 AM
\$58.00 CHERRY
20210121000033010

Allen S. Beyl