

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Faye Hylton
P.O. Box 619
Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED THOUSAND NINE HUNDRED SIX AND 68/100 DOLLARS (\$100,906.68)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Faye Hylton, a single woman (herein referred to as Grantor)** grant, bargain, sell and convey unto **Faye Hylton, Susan Elaine Williams and David Williams (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

See Attached Exhibit "A" Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

Faye Hylton is the surviving Grantor of that certain deed recorded in instrument number 1999-43197 and instrument number 20100609000181700, in the Office of the Judge of Probate, Shelby County, Alabama. The other Grantor Albert E. Hylton is deceased having died on October 14, 2014.

Faye Hylton and Charlotte F. Hylton are one in the same person.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

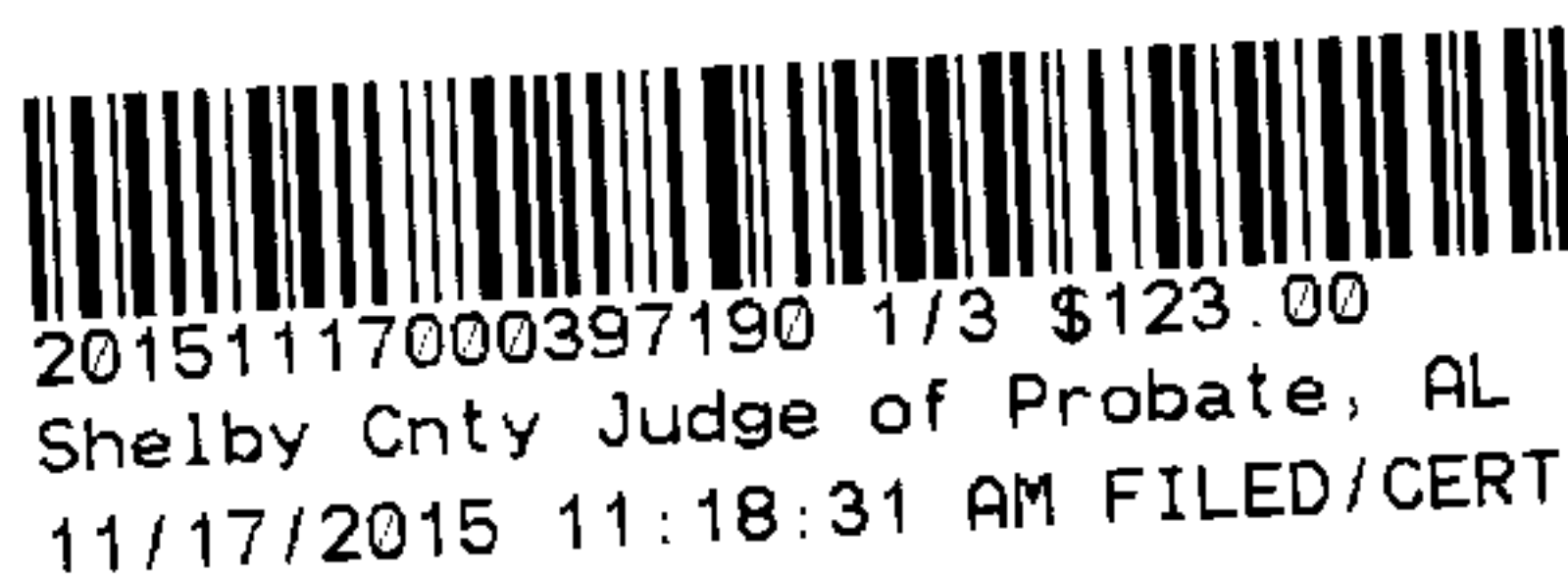
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of November, 2015.

✓ *Faye Hylton*

Faye Hylton

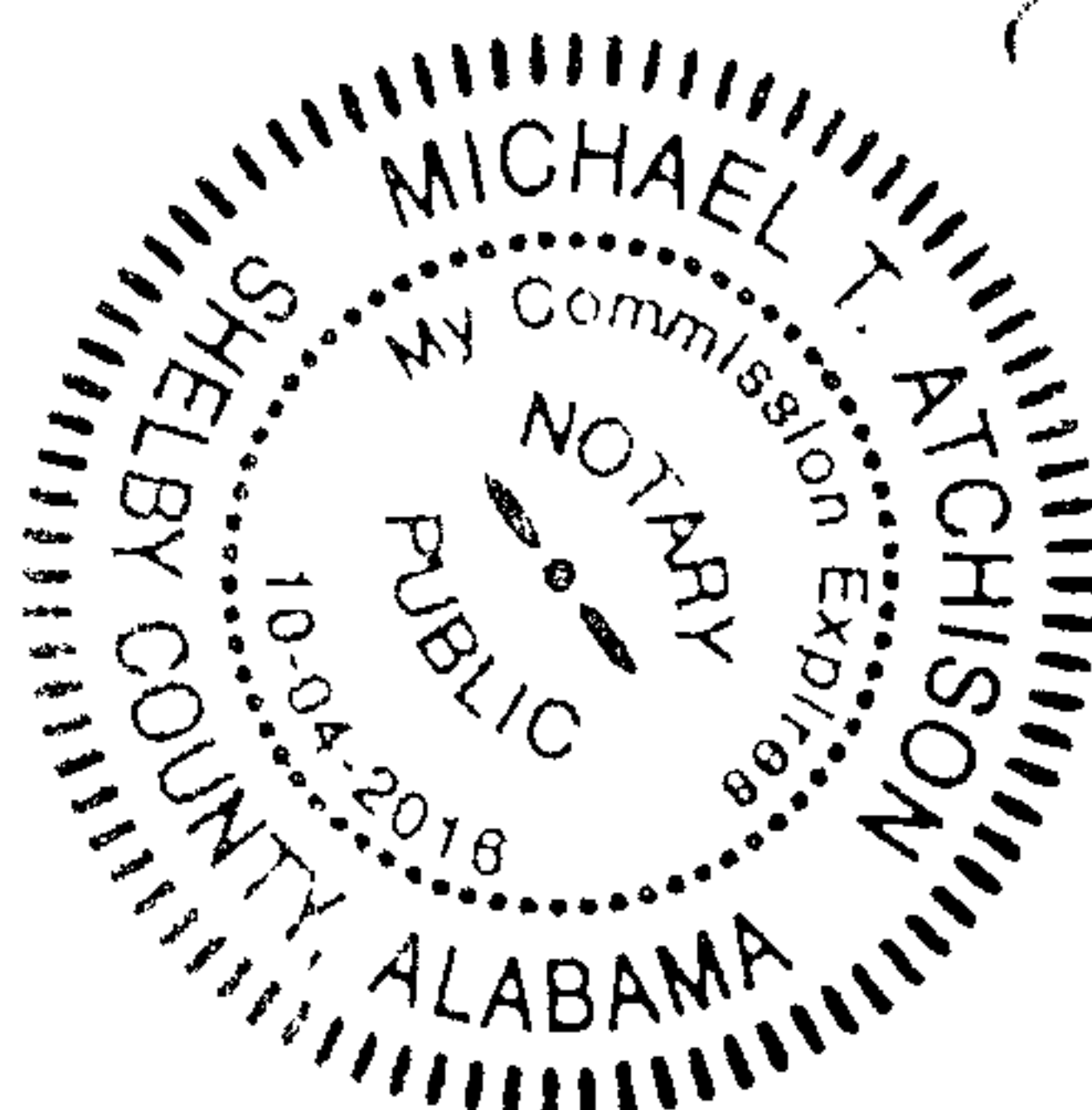
Shelby County, AL 11/17/2015
State of Alabama
Deed Tax: \$101.00

STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Faye Hylton**, whose names are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of November, 2015.



Michael T. Atchison

Notary Public
My Commission Expires: 10-4-16

Exhibit "A" Legal Description

Begin at the NW corner of the SW ¼ of Section 2, Township 21 South, Range 1 East, and run southerly along the west line of said ¼ section a distance of 500 feet; then turn right and run easterly parallel with the north line of said ¼ section to Hylton Road (also known as Airport Road); then turn left and run northerly along Hylton Road to the north line of said ¼ section; then turn left and run westerly along the north line of said ¼ section to the point of beginning; being the north 500 feet of the SW ¼ of Section 2, Township 21 South, Range 1 East, lying west of Hylton Road.

Commencing at the SE corner of the NE¼ of SW¼, Section 2, Township 21 South, Range 1 East; thence N 89° 41' 50" W along the south line of said ¼-¼ section for 315.06 feet to a point on the west side of an air strip; thence N 51° 29' 30" W along the west side of said air strip for 1540.98 feet to the point of beginning; thence S 45° 51' 40" W for 467.69 feet to a point in the center line of Hylton Road (also known as Airport Road); thence turn right and run northerly along the center line of said road to the north line of the SW¼ of Section 2, Township 21 South, Range 1 East; thence turn right and run east along the north line of said ¼-¼ section to the west side of an air strip; thence turn right and run southeasterly along the west side of said air strip to the point of beginning.



20151117000397190 2/3 \$123.00
Shelby Cnty Judge of Probate, AL
11/17/2015 11:18:31 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Faye Hylton
Mailing Address P.O. Box 619, Wilsonville, AL 35186
Property Address Hylton Road, Wilsonville, AL 35186
Grantee's Name Faye Hylton Susan Williams & David Williams
Mailing Address 206 County Road 1140, Vinemont, AL 35179
Date of Sale 11-13-15
Assessor's Market Value \$100,906.68

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
Sales Contract
Closing Statement
Appraisal
Other tax value

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 11-
Unattested AC (verified by)
Print Faye Hylton
Sign Faye Hylton
(Grantor/Grantee/Owner/Agent) circle one

