

This instrument was prepared by

(Name) Henry A. Long, Jr., on behalf of the trust account administered by

(Address) The First National Bank of Birmingham, P. O. Box 11007, Birmingham, Alabama 35288.

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other valuable consideration in hand paid by Albert E. Hylton and wife, Ida Jo Hylton,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Wales W. Wallace, Jr., and wife, Elizabeth T. Wallace,

(herein referred to as grantors) do grant, bargain, sell and convey unto Albert E. Hylton and wife, Ida Jo Hylton,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

An undivided 1/2 interest in All that part of the E½ of SW¼ of SE¼, Section 2, Township 21, Range 1 East, which lies North of the Southern Railroad right of way, EXCEPT the East 200 feet thereof, and EXCEPT Highway Right of Way. Situated in Shelby County, Alabama.

It is specifically understood and agreed that the Grantors have executed this conveyance subject to:

1. Ad valorem taxes due and payable October 1, 1974, which the Grantees herein assume and agree to pay.
2. Existing rights of way, encroachments, overlaps, overhangs, party walls, building restrictions and/or easements, deficiency in quality of ground, or any matters not recorded if any, which would be disclosed by an accurate survey and inspection of the premises.

19740726000036950 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/26/1974 12:00:00AM FILED/CERT

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1974 JUL 26 AM 10:13

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 26th day of July, 1974.

WITNESS:

(Seal)  
(Seal)  
(Seal)

Wales W. Wallace, Jr. (Seal)  
Elizabeth T. Wallace (Seal)  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wales W. Wallace, Jr. and wife, Elizabeth T. Wallace 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of July, A. D., 1974.

Lance Brasher  
Notary Public.