

This instrument was prepared by Henry A. Long, Jr. on behalf of the trust account administered by THE FIRST NATIONAL BANK OF BIRMINGHAM, P. O. Box 11007, Birmingham, Alabama 35288.

7234

STATE OF ALABAMA)

SHELBY COUNTY)

19740726000036980 1/2 \$.00
Shelby Cnty Judge of Probate, AL
07/26/1974 12:00:00AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of One Dollar and other valuable considerations

in hand paid by Albert E. Hylton and wife, Ida Jo Hylton,

to THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama and Dorothy L. Schroeder as Co-Executors and Co-Trustees under the Will of Roy R. Downs, deceased

(hereinafter called Grantor), receipt whereof is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the said Albert E. Hylton and wife, Ida Jo Hylton,

(hereinafter called Grantees), as joint tenants, with right of survivorship, the following described real estate located in Shelby County, Alabama, to-wit:

An undivided 1/2 interest in All that part of the E $\frac{1}{2}$ of SW $\frac{1}{4}$, 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.

TO HAVE AND TO HOLD unto the said Albert E. Hylton and wife, Ida Jo Hylton,

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein, that in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

This instrument is executed without warranty or representation of any kind on part of the undersigned, express or implied, except that there are no liens or encumbrances outstanding against the premises conveyed which were created or suffered by the undersigned and not specifically excepted herein.

This instrument is executed by the undersigned solely in the representative capacity named herein, and neither this instrument nor anything herein contained shall be construed as creating any indebtedness or obligation on the part of the undersigned in their

BOOK 288 PAGE 65

19740726000036980 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/26/1974 12:00:00AM FILED/CERT

individual or corporate capacities, and the undersigned expressly limit their liability hereunder to the property now or hereafter held by them in the representative capacity named.

IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama, and Dorothy L. Schroeder as Co-Executors and Co-Trustees under the Will of Roy R. Downs, deceased, have caused this conveyance to be executed in their names and on their behalf in their capacity as aforesaid, on this the 12 day of June, 1974.

ATTEST:

[Signature]
Trust Officer

THE FIRST NATIONAL BANK OF BIRMINGHAM, Birmingham, Alabama as Co-Executor and Co-Trustee as aforesaid

BY: [Signature]
Vice President and Trust Officer

[Signature]
Dorothy L. Schroeder of Calera, Alabama as Co-Executor and Co-Trustee as aforesaid.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that E. W. Brabston and Nat F. Perkins whose names as Vice President and Trust Officer and Trust Officer, respectively, of THE FIRST NATIONAL BANK OF BIRMINGHAM, a corporation, as Co-Executor and Co-Trustee under the Will of Roy R. Downs, deceased,

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 said conveyance, they, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation, acting in its capacity as aforesaid.

Given under my hand and official seal this 28 day of June, 1974.

[Signature]
Notary Public My Commission Expires April 29, 1978
My commission expires

BOOK 66
PAGE 288
ALABAMA
SHELBY COUNTY
JUL 26 AM 10:13
FILE NUMBER OR PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Dorothy L. Schroeder whose name as Co-Executor and Co-Trustee under the Will of Roy R. Downs, deceased,

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 conveyance, she in her capacity as aforesaid executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of July 1974.

[Signature]
Notary Public
My commission expires 1-1-77

Shelby E. Hylton
Notary Public, Ala
25-86
250
215
165