



This instrument was prepared by

(Name) Harrison, Conwill, Harrison & Justice  
Attorneys at Law  
 (Address) Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100----- DOLLARS  
 and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Albert E. Hylton and wife, Faye Hylton

(herein referred to as grantors) do grant, bargain, sell and convey unto

William F. Spitzer and Candace N. Spitzer

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby

County, Alabama to-wit:

Begin at the NW corner of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 2, Township 21 South, Range 1 East; thence run West along the North line of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section a distance of 104.87 feet to a point; thence turn an angle of 141 deg. 47 min. 41 sec. to the left and run in a SE direction a distance of 800 feet to a point; then turn an angle of 90 deg. to the left and run in a NE direction a distance of 629.66 feet to a point on the North line of said SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ; thence run West along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 1018.07 feet to the point of beginning. Containing 5.782 acres.

SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Any building or airplane hangar which is built on said property shall meet FFA Requirements and Restrictions for building adjacent to or along side a FFA certified airstrip.
2. The lot described above shall be known as a residential lot. No building or structure of any kind whatsoever other than a single dwelling house and a private garage for not more than two cars shall be erected on the property, and any such dwelling house shall be used for residential purposes only.

3. No trailer, tent, shack or other such building shall be erected on said lot. However, it is permitted for an airplane hangar to be constructed as hereinabove set out.

SEE REVERSE SIDE FOR REMAINDER OF RESTRICTIONS

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship.

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 15  
 day of August, 19 83

WITNESS:

William F. Spitzer (Seal)

Candace N. Spitzer (Seal)

Albert E. Hylton (Seal)

Faye Hylton (Seal)

STATE OF ALA. SHELBY CO.  
 INSTRUMENT WAS FILED

STATE OF ALABAMA

SHELBY COUNTY

1983 AUG 19 PM 1:34

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,  
 hereby certify that Albert E. Hylton and wife, Faye Hylton

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 15 day of August, 19 83.

4. Said property shall not be further subdivided without the written permission from the Seller.

GRANTORS' ADDRESS:

P. O. Box 135  
Wilsonville, Alabama 35186

GRANTEES' ADDRESS:

2326 Patton Street  
Birmingham, Alabama 35226

BOOK 349 PAGE 322

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1983 AUG 19 PM 1:34

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

*Deed Tax 1.00*  
*Rec 3.00*  
*Ind 1.00*  
5.00

Return to:

TO

WARRANTY DEED  
JOINT TENANTS WITH  
RIGHT OF SURVIVORSHIP

Recording Fee \$  
Deed Tax \$

This form furnished by

*Jefferson Land Title Services Co., Inc.*

316 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-9020  
BIRMINGHAM, ALABAMA 35201

AGENTS FOR

*Mountain Valley Title Insurance Company*

