

This instrument was prepared by

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HARRISON, CONWILL, HARRISON & JUSTICE
P. O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Six Thousand Two Hundred Seventy-Two and no/100--Dollars
(\$26,272.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Albert E. Hylton and wife, Faye Hylton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Robert Michael Shaw

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" for Legal Description

GRANTEE'S ADDRESS:

540 State Highway #25 South
Wilsonville, Alabama 35186

*THE PURCHASE PRICE RECITED ABOVE WAS PAID BY MORTGAGE EXECUTED
SIMULTANEOUSLY HEREWITH.

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

day of December, 19 88

(SEAL)

Albert E. Hylton

(SEAL)

Albert E. Hylton

(SEAL)

Faye Hylton

(SEAL)

Faye Hylton

(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

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

30th

day of

December

A.D. 19 88

H. F. Harrison

EXHIBIT "A"

Commence at the NW corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, Township 21 South, Range 1 East, being the point of beginning of the parcel of land herein described; thence proceed in an easterly direction along the North boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 1130.66 feet to a point, being 200 feet west of the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, Township 21 S, Range 1 East; thence turn an angle of 90° 12' 33" to the right and proceed for a distance of 620.12 feet to the point of intersection with the northwest right of way of state highway #25; thence turn an angle of 77° 46' 05" to the right and proceed along said right of way for a distance of 358.41 feet to a point; thence turn an angle of 50° 13' 41" to the right and proceed in a northwesterly direction, along the northeast boundary line of property designated as an airfield runway, for a distance of 1123.36 feet to a point; thence turn an angle of 141° 47' 41" to the right and proceed in an easterly direction along the north boundary of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 2, Township 21 S, Range 1 East, for a distance of 104.87 feet to the point of beginning. Said parcel of land is lying in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 2, Township 21 South, Range 1 East, and contains 12.35 acres. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

Begin at the NW corner of the 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 SW $\frac{1}{4}$ 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; thence 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, Shelby County, Alabama.

RESIDENTIAL LOT ONLY WITH THE FOLLOWING RESTRICTIONS:

(a) Any Building or airplane hangar which is built on said property shall meet FAA Requirements and Restrictions for building adjacent to or along side a FAA certified air-strip.

(b) 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.

(c) 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.

(d) Said property shall not be further subdivided without the written permission from the Seller.

SUBJECT TO AN EXISTING 20' Road along the SW line of said property. It is understood and agreed that the Grantee shall have the right to use said road for ingress and egress purposes to the property conveyed.

I CERTIFY THIS INSTRUMENT WAS FILED

89 JAN -3 PM 1:12

Thomas W. [Signature]
JUDGE OF PROBATE

1. Dead Tax	\$	_____
2. Mig. Tax		_____
3. Recording Fee		5.00
4. Indexing Fee		1.00
TOTAL		6.00