

This instrument was prepared by

**Harrison, Conwill, Harrison & Justice**

P. O. Box 557

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 Twenty-Six Thousand Ten and no/100-----

Inst # 1992-19163  
DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, (herein  
Albert E. Hylton and wife, Faye Hylton

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

William F. Spitzer and Deborah A. 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 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; then turn an angle of 90 deg. to the left and run in a NE direction a distance of 629.66 feet to 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.

SUBJECT TO RESTRICTIONS AS SHOWN ON ATTACHED EXHIBIT "A".

GRANTEES' ADDRESS:

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 hands(s) and seal(s), this 25th  
day of August, 19 92.

WITNESS:

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

\_\_\_\_\_(Seal)

Albert E. Hylton (Seal)

Faye Hylton (Seal)

\_\_\_\_\_(Seal)

STATE OF ALABAMA

General Acknowledgment

Shelby COUNTY

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 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 25th day of August, A. D., 19 92

Barita Y. Davidson

Notary Public.

**EXHIBIT "A"**

**RESTRICTIONS:**

1. Any building or airplane hangar which is built on said property shall meet FAA Requirements and Restrictions for building adjacent to or along an FAA certified airstrip.
2. The lot described heretofore 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, unless approved by Seller.
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.
4. Said property shall not be further subdivided without the written permission from the Seller.
5. Buyer and family shall have use of contingent airstrip for 99 years, as said airstrip increases value of basic property.

st # 1992-19163

09/04/1992-19163  
03:05 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 9.00