

Grantees' address:
576 Mooney Road
Columbiana, Alabama 35051

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 One 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, (herein

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

Michael W. Mooney and Terri Mooney

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

Shelby

County, Alabama to-wit:

Commencing at the Southeast corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 2, Township 21 South, Range 1 East; thence North 89 deg. 41 min. 50 sec. West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ line for 315.06 feet to a point on the West side of an air strip; thence North 51 deg. 29 min. 30 sec. West along the West side of said air strip for 1056.82 feet to the point of beginning; thence North 51 deg. 29 min. 30 sec. West along the West side of said air strip for 484.16 feet to a point; thence South 45 deg. 51 min. 40 sec. West for 467.69 feet to a point in the center line of a private drive; thence South 40 deg. 22 min. 35 sec. East along said center line for 76.23 feet to a point; thence South 58 deg. 24 min. 05 sec. East along said center line for 107.24 feet to a point; thence South 36 deg. 47 min. 10 sec. East along said center line for 375.01 feet to a point; thence North 38 deg. 30 min. 30 sec. East for 560.75 feet back to the point of beginning. Being in and a part of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 2, Township 21 South, Range 1 East. All bearings are referred to the Alabama East Zone Grid System. Containing 5.91 acres, more or less.
That said property does not lie in the Special Flood Hazard Area per the FIA Flood Hazard Area Map #010191-0115B dated September 16, 1982.

CONTINUED ON REVERSE SIDE

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 9th
day of December, 19 92.

WITNESS:

_____(Seal)

_____(Seal)

_____(Seal)

Albert E. Hylton (Seal)
Albert E. Hylton

Faye Hylton (Seal)
Faye Hylton

_____(Seal)

STATE OF ALABAMA

Shelby

COUNTY

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 9th day of December, A. D., 19 92.
Inst # 1992-29602

Eva D. Mooney
Notary Public.

Form 31-A

12/10/1992-29602
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50

ALSO: A strip of land 20 feet in width to be used for Ingress and Egress purposes only. Centerline of said strip described as follows: Commencing at the SE corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 2, Township 21 South, Range 1 East; thence North 89 deg. 41 min. 50 sec. West along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ line for 315.06 feet to a point on the West side of an Air Strip; thence North 51 deg. 29 min. 30 sec. West along the West side of said Air Strip for 1056.82 feet to a point; thence South 38 deg. 30 min. 30 sec. West for 560.75 feet to the point of beginning; thence South 36 deg. 47 min. 10 sec. East along the Centerline of said strip for 72.81 feet to a point; thence South 50 deg. 19 min. 25 sec. East along the centerline of said strip for 27.21 feet to a point; thence South 50 deg. 26 min. 10 sec. East along the centerline of said strip for 331.53 feet to a point; thence South 22 deg. 40 min. 20 sec. East along said centerline for 140.82 feet to a point; thence South 62 deg. 50 min. 40 sec. along said centerline for 278.26 feet to a point; thence South 9 deg. 47 min. 20 sec. East along said centerline for 598.26 feet to the R.O.W. of State Hwy. #25 and terminating there.

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 airstrip.

(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.

Return to:

TO

**WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP**

Recording Fee \$
Deed Tax \$

This form furnished by

**HARRISON, CONWILL, HARRISON
& JUSTICE**

P. O. Box 557

Columbiana, Alabama 35051

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.

Inst # 1992-29602

12/10/1992-29602
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 9.50