

This Instrument was prepared by:
Conwill & Justice, P.C.
P.O. Box 557
Columbiana, Alabama 35051

✓ Send Tax Notice To:
Gary E. Cantrell
509 Paige Drive
Birmingham, Al 35226

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

The property described below was prepared without the benefit of title evidence.

STATE OF ALABAMA }

\$ 5000.00

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Dollar and no/100 Dollars to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **ALBERT E. HYLTON, a married man**, (herein referred to as grantor, grant, bargain, sell and convey unto **GARY E. CANTRELL and GLENDA L. CANTRELL** (herein referred to as grantees, as joint tenants with right of survivorship, the following described real situated in **SHELBY County, Alabama, to-wit:**

Tract I: Begin at the NE corner of the NE 1/4 of the NE 1/4 of section 17, Township 20 South, Range 1 East, and run West along the North line thereof 1198.15 feet to Easterly right-of-way of Shelby County Highway #55; thence 36 degrees 17 minutes 36 seconds left to the tangent of a curve to the left on said right-of-way (R=1007.02) and run along said curve 280.47 feet; thence continue along said right-of-way 164.95 feet; thence 77 degrees 45 minutes 00 seconds left and run 1136.99 feet to the East line of said 1/4 - 1/4 Section; thence 89 degrees 17 minutes 45 seconds left and run North along said line 440.00 feet to the point of beginning. Containing 11.91 acres, more or less. Situated in Shelby County, Alabama.

The above described property is not the homestead of grantor nor that of his spouse.

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

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and

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SHELBY COUNTY JUDGE OF PROBATE
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Inst # 1995-15984

assigns, that, I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to shall and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hands and seals this 16th day of June, 1995.

Albert E. Hylton
Albert E. Hylton

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Albert E. Hylton, a married man, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of June, 1995.

William B. Justus
Notary Public
My Commission Expires: 9/12/95



Inst # 1995-15984

06/19/1995-15984
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