

This instrument was prepared by

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

Grantee's address:

Kenneth Murer
4817 Rivermont Circle
Birmingham, AL 35210

WARRANTY DEED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars (\$1.00) and love and affection

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, married

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Kenneth Murer (1/6), Adrienne Murer (1/6), and Lauren Murer (1/6)

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

My remaining undivided one-half (1/2) interest (1/6 for each Grantee) in and to the W 1/2 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East, and the E 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East. Also an easement for the purpose of ingress and egress over and along the North 20 feet of the SW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 1 East. Also an easement for the purpose of ingress, egress, and utilities over and along the North 30 feet of the E 1/2 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East.

Subject to rights of others in and to use of above said 20 foot easement. Also subject to an easement for the purpose of ingress, egress, and utilities over and along the North 30 feet of the W 1/2 of the W 1/2 of the SE 1/4 of the NW 1/4 of Section 2, Township 21 South, Range 1 East.

Inst # 1997-01143

01/10/1997-01143
03:34 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCB 18.50

The above-described property is not the homestead of Grantor or Grantor's spouse.

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 January, 1997.

(SEAL)

Albert E. Hylton

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

a Notary Public in and for said County.

I, the undersigned
in said State, hereby certify that Albert E. Hylton, married

Whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, 1997

A.D. 1997

William R. Justice
Notary Public

F.N.B.S.C.