

This instrument was prepared by:

Grantees' address:  
262 Quail Ridge Lane  
Wilsonville, AL 35186

Conwill & Justice  
P.O. Box 557 Columbiana, Alabama 35051  
Prepared without benefit of title evidence.

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

**STATE OF ALABAMA**

**SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Albert E. Hylton, married (herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto Charles L. McMahan and Barbara B. McMahan (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

The SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 9, Township 20 South, Range 1 East; and all of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 8, Township 20 South, Range 1 East, lying East of Shelby County Highway No. 55; containing 70 acres, more or less.

The above described property does not constitute any part of the homestead of GRANTOR or GRANTOR'S spouse.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless

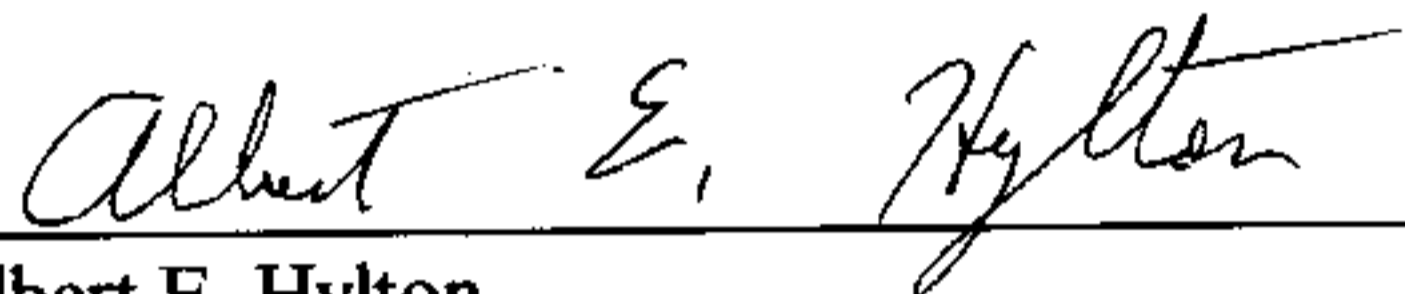
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SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 18.00

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otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 28<sup>th</sup> day of August, 1998.

  
Albert E. Hylton

STATE OF ALABAMA

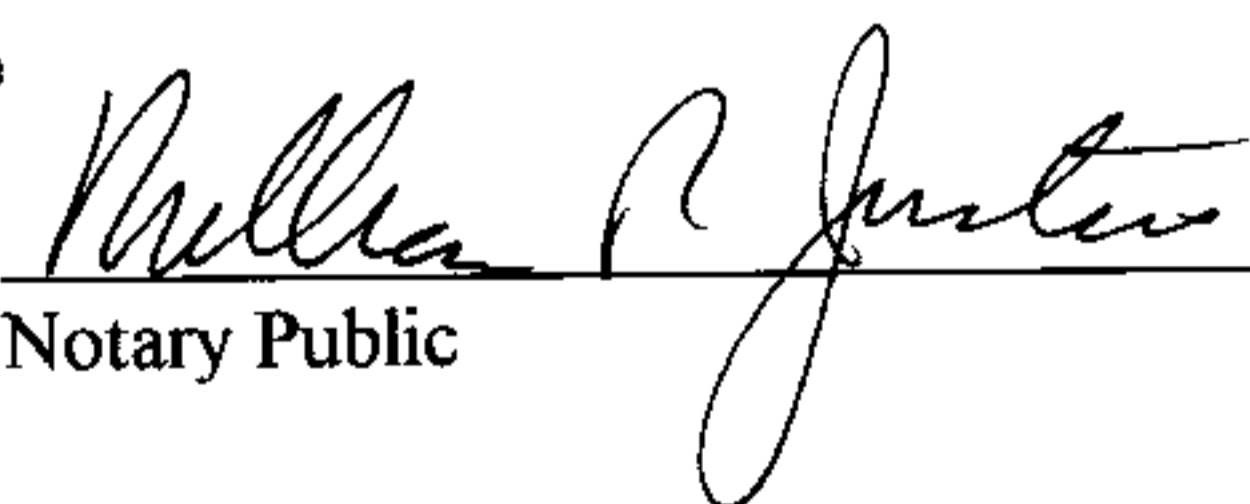
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albert E. Hylton, married, 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 28<sup>th</sup> day of August, 1998.



  
Notary Public

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