

\$10,000

This instrument was prepared by:

Conwill & Justice  
P.O. Box 557 Columbiana, Alabama 35051

Grantee's address:

P.O. Box 619  
Wilsonville, Alabama 35186

Inst # 1999-25712

06/18/1999-25712  
10:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 19.50

## **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 other good and valuable consideration to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the undersigned Albert E. Hylton and Faye Hylton, aka Charlotte F. Hylton, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Hylton, L.L.C. (herein referred to as GRANTEE) the following described real estate situated in Shelby County, Alabama to-wit:

NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 9, Township 20 South, Range 1 East

SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 9, Township 20 South, Range 1 East

SE $\frac{1}{4}$  of SE $\frac{1}{4}$  lying west of Shelby County Highway No. 55, and SW $\frac{1}{4}$  of SE $\frac{1}{4}$  less (1) W $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$  and less (2) the west 5 acres of uniform width of E $\frac{1}{2}$  of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , all in Section 8, Township 20 South, Range 1 East

S $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  and E $\frac{1}{2}$  of SE $\frac{1}{4}$  of NW $\frac{1}{4}$  of SE $\frac{1}{4}$ , both in Section 8, Township 20 South, Range 1 East

NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  and N $\frac{1}{2}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , both in Section 8, Township 20 South, Range 1 East

NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  and N $\frac{1}{2}$  of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , both in Section 8, Township 20 South, Range 1 East

NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 8, Township 20 South, Range 1 East

NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 8, Township 20 South, Range 1 East

Remainder interest in SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 9, Township 20 South, Range 1 East

SW $\frac{1}{4}$  lying west of Hylton Road (also known as Airport Road), less the north 500 feet thereof, in Section 2, Township 20 South, Range 1 East

Commencing at the SE corner of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 2, Township 20 South, Range 1 East; thence N 89° 41' 50" W a distance of 315.06 feet for the point of beginning; thence N 51° 29' 30" W a distance of 61.17 feet; thence S 35° 03' 40" W a distance of 409.35 feet; thence S 66° 54' 45" W a distance of 259.97 feet; thence S 8° 37' 40" E a distance of 137.97 feet; thence S 6° 59' 01" W a distance of 116.38 feet; thence S 16° 06' 52" E a distance of 271.78 feet to the north right of way line of Alabama Highway No. 25; thence N 85° 58' 11" E along said highway right of way for a distance of 487.25 feet to the point of curvature of a tangent curve, concave to the north, having a radius of 3623.25 feet, a central angle of 5° 47' 51", and a chord of 366.46 feet bearing N 83° 33' 59" E; thence easterly along said curve a distance of 366.62 feet; thence N 2° 04' 17" W a distance of 525.37 feet; thence N 51° 26' 59" W a distance of 500.01 feet to the point of beginning, containing 14.32 acres, more or less, according to survey of Larry W. Carver LS No. 15454, dated December 18, 1998.

Commencing at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 41 minutes 50 seconds West, a distance of 315.06 feet; thence North 51 degrees 29 minutes 30 seconds West, a distance of 61.17 feet; thence North 51 degrees 28 minutes 55 seconds West, a distance of 299.56 feet for the Point of Beginning; thence North 51 degrees 28 minutes 37 seconds West, a distance of 696.14 feet; thence South 38 degrees 43 minutes 45 seconds West, a distance of 537.28 feet; thence South 44 degrees 07 minutes 17 seconds East, a distance of 189.10 feet; thence South 48 degrees 58 minutes 58 seconds East, a distance of 237.76 feet; thence South 25 degrees 11 minutes 27 seconds East, a distance of 165.35 feet; thence South 66 degrees 55 minutes 57 seconds East, a distance of 105.31 feet; thence North 40 degrees 40 minutes 47 seconds East, a distance of 617.43 feet to the Point of Beginning. Said described tract containing 9.15 acres, more or less. According to Parcel No. 2 on survey and plat of Larry W. Carver, LLS, No. 15454, dated December 18, 1998.

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 N 89° 41' 50" W 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 N 51° 29' 30" W along the west side of said air strip for 1540.98 feet to the point of beginning; thence S 45° 51' 40" W for 467.69 feet to a point in the center line of Hylton Road (also known as Airport Road); thence turn right and run northerly along the center line of said road to the north line of the SW $\frac{1}{4}$  of Section 2, Township 20 South, Range 1 East; thence turn right and run east along the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section to the west side of an

air strip; thence turn right and run southeasterly along the west side of said air strip to the point of beginning.

TO HAVE AND TO HOLD to the said GRANTEE, its successors and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S successors and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless 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 GRANTEE and GRANTEE'S successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

14<sup>th</sup> day of June, 1999.

Albert E. Hylton  
Albert E. Hylton

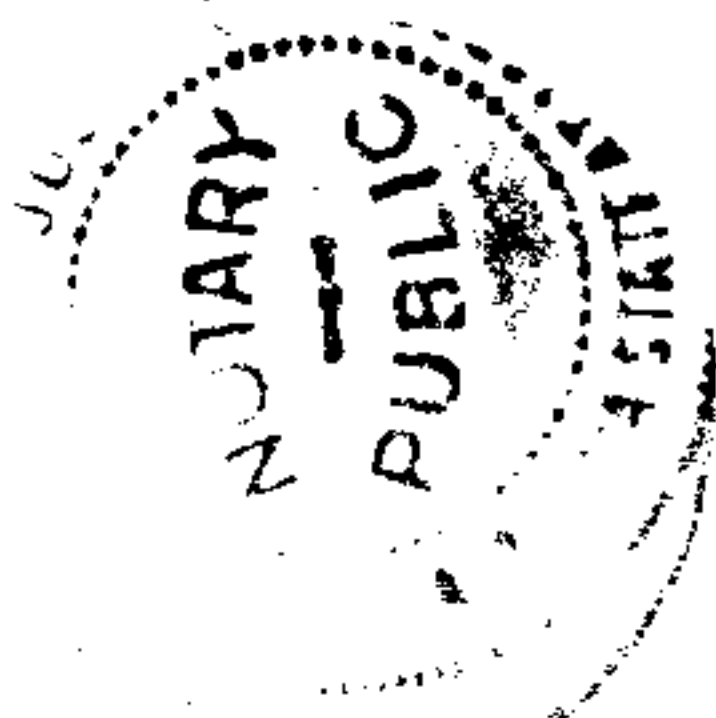
Faye Hylton  
Faye Hylton

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 and Faye Hylton, husband and wife, whose names 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 14<sup>th</sup> day of June, 1999.



William R. Ginter  
Notary Public  
06/18/1999-25712  
10:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MMS 19.50

Inst # 1999-25712