

This instrument was prepared by:

Grantees' address:  
P.O. Box 619  
Wilsonville, Alabama 35186

William R. Justice  
P.O. Box 557 Columbiana, Alabama 35051

Inst # 1999-43197

**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 (\$1.00) and creation of joint tenancy with right of survivorship to the undersigned GRANTOR in hand paid by the GRANTEES 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 Albert E. Hylton and Faye Hylton (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:

Begin at the NW corner of the SW $\frac{1}{4}$  of Section 2, Township 20 South, Range 1 East, and run southerly along the west line of said  $\frac{1}{4}$  section a distance of 500 feet; then turn right and run easterly parallel with the north line of said  $\frac{1}{4}$  section to Hylton Road (also known as Airport Road); then turn left and run northerly along Hylton Road to the north line of said  $\frac{1}{4}$  section; then turn left and run westerly along the north line of said  $\frac{1}{4}$  section to the point of beginning; being the north 500 feet of the SW $\frac{1}{4}$  of Section 2, Township 20 South, Range 1 East, lying west of Hylton Road.

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

10/19/1999 11:50 AM  
SHELBY COUNTY JUDGE OF PROBATE  
10:05 AM CERTIFIED  
1999-43197

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 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 GRANTEES, 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

13<sup>th</sup> day of October, 1999.

Albert E. Hylton  
Albert E. Hylton

Faye Hylton  
Faye Hylton

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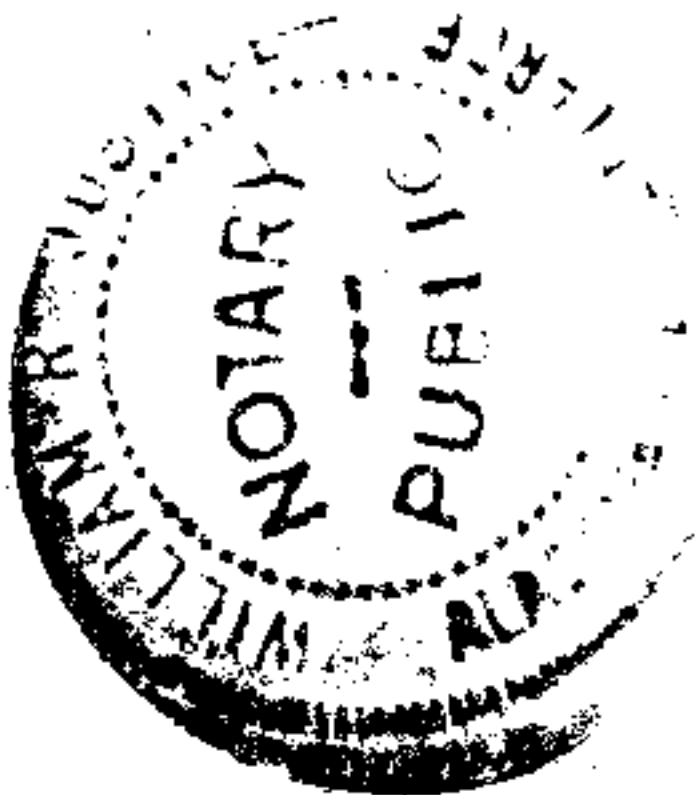
STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

10/19/1999-43197  
10:05 AM CERTIFIED

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 13<sup>th</sup> day of October, 1999.



William R. Justice  
Notary Public