

This instrument was prepared without
benefit of title evidence or survey by:

William R. Justice
P.O. Box 587, Columbiana, Alabama 35051

Grantee's address:
P.O. Box 619
Wilsonville, AL 35186

WARRANTY DEED

\$ 30,000.00

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of the satisfaction of indebtedness owed by GRANTOR to GRANTEE, the receipt whereof is acknowledged, and in lieu of foreclosure of the mortgage securing such indebtedness, the undersigned Dennis Blackerby, unmarried, and Tammy Blackerby, unmarried (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Albert E. Hylton (herein referred to as GRANTEE, whether one or more) the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL NO. 1:

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 for the POINT OF BEGINNING; thence North 51 degrees 29 minutes 30 seconds West, a distance of 61.17 feet; thence South 35 degrees 03 minutes 40 seconds West, a distance of 409.35 feet; thence South 66 degrees 54 minutes 45 seconds West, a distance of 259.97 feet; thence South 8 degrees 37 minutes 40 seconds East, a distance of 137.97 feet; thence South 6 degrees 59 minutes 01 second West, a distance of 116.38 feet; thence South 16 degrees 06 minutes 52 seconds East, a distance of 271.78 feet to the North right of way line of Alabama Highway No. 25; thence North 85 degrees 58 minutes 11 seconds East 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 degrees 47 minutes 51 seconds and a chord of 366.46 feet bearing North 83 degrees 33 minutes 59 seconds East; thence Easterly along said curve, a distance of 366.62 feet; thence North 2 degrees 04 minutes 17 seconds West, a distance of 525.37 feet; thence North 51 degrees 26 minutes 59 seconds West, a distance of 500.01 feet to the POINT OF BEGINNING. According to the survey of Larry Carver, dated December 18, 1998.

Also, a nonexclusive easement for ingress and egress over and across the existing road leading northerly from Alabama State Highway No. 25 along the western boundary of the above described property, known as Hylton Road or Airport Road, subject to the rights of others to use said road.

SUBJECT TO the following conditions and restrictions in deed recorded as Instrument # 2001-41366 in the Probate Office of Shelby County, Alabama.


The above described property does not constitute any part of the homestead of

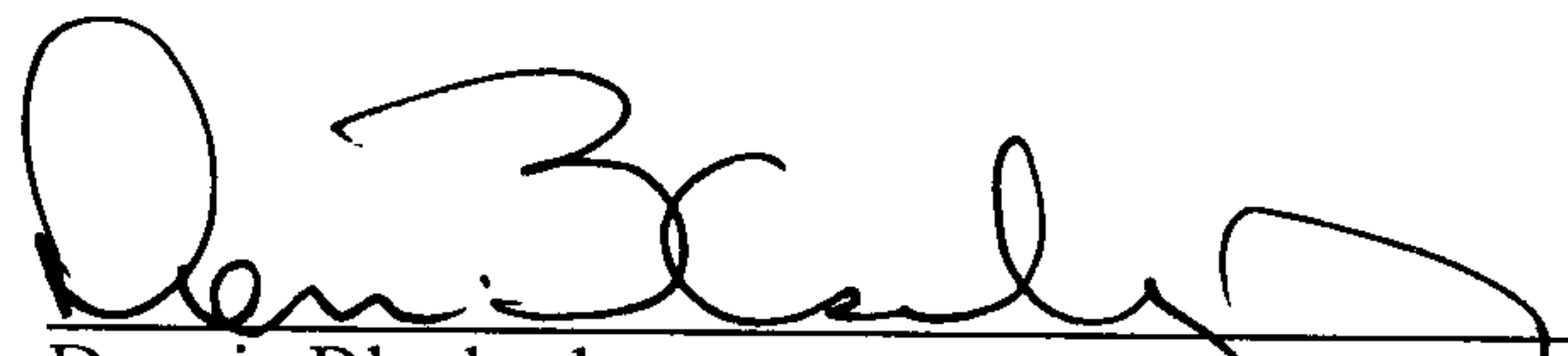
GRANTOR or GRANTOR'S spouse.

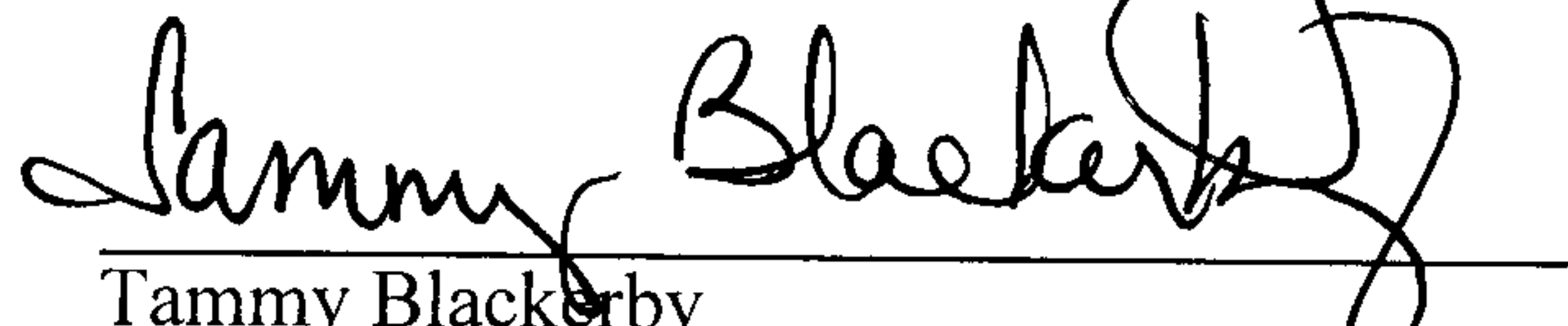
TO HAVE AND TO HOLD to the said GRANTEE, his, her or their heirs and assigns forever.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEE and GRANTEE'S 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 GRANTEE and GRANTEE'S heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 26th day of January, 2011.


20110128000029810 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
01/28/2011 10:22:41 AM FILED/CERT


Dennis Blackerby



Tammy Blackerby

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dennis Blackerby, 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 14 day of January, 2011.


Notary Public


STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tammy Blackerby, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of January, 2011.

Kimi M. Foster
Notary Public


20110128000029810 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
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