

Value \$10,000.00

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

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

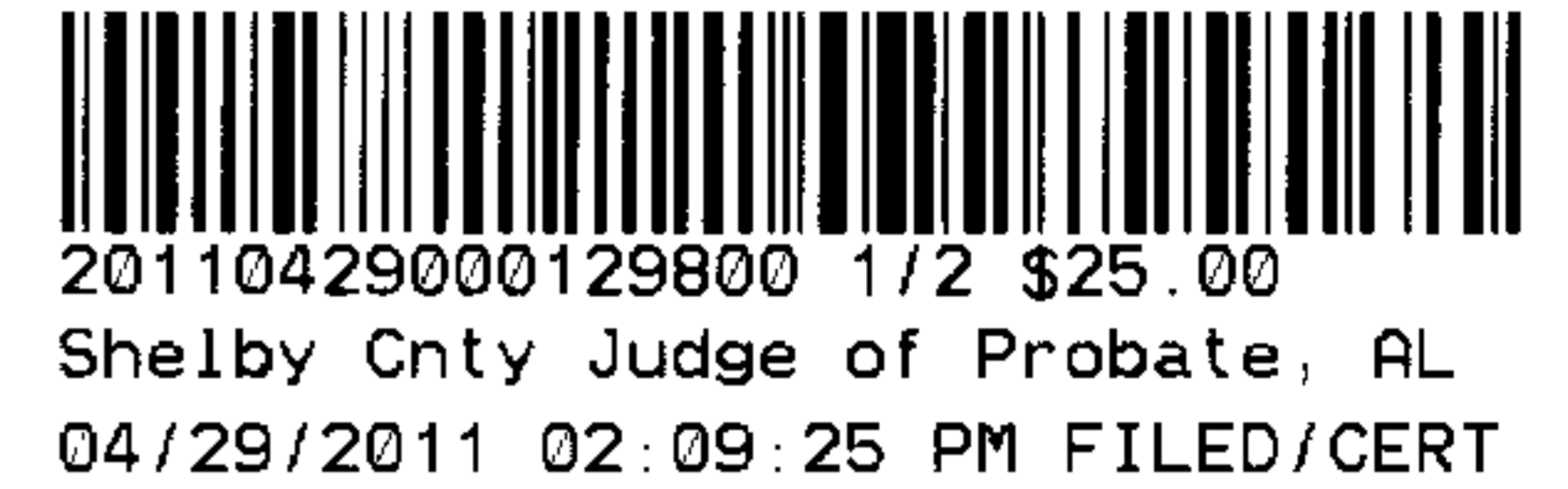
William R. Justice  
P.O. Box 587 Columbiana, Alabama 35051

**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) 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 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:

**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



20110429000129800 2/2 \$25.00  
Shelby Cnty Judge of Probate, AL  
04/29/2011 02:09:25 PM FILED/CERT

rights of others to use said road.

SUBJECT TO the 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 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 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 29th day of April, 2011.

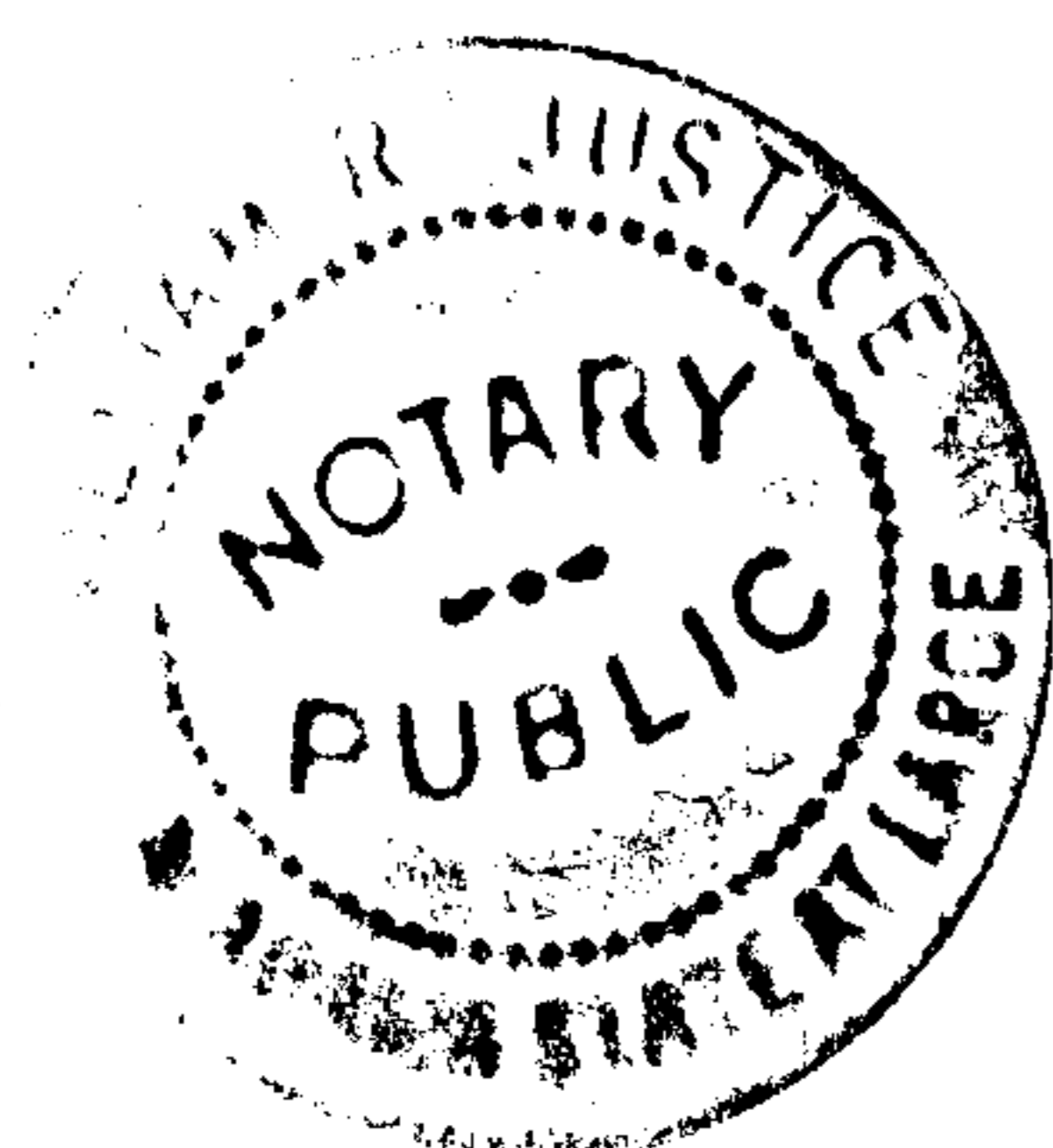
Albert E. Hylton  
Albert E. Hylton

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, 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 29th day of April 2011.



Mullen R. Justice  
Notary Public

Shelby County, AL 04/29/2011  
State of Alabama  
Deed Tax: \$10.00