



20110808000232080 1/2 \$115.00
Shelby Cnty Judge of Probate, AL
08/08/2011 01:51:25 PM FILED/CERT

This instrument was prepared without
benefit of title evidence or survey by:
William R. Justice
P.O. Box 587, Columbiana, AL 35051

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

WARRANTY DEED

\$ 100,000.00

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) to the undersigned Grantor, Hylton, LLC, an Alabama limited liability company, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, and to effect the liquidation of said limited liability company, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Albert E. Hylton (herein referred to as GRANTEE, whether one or more) in fee simple the following described real estate, situated in Shelby County, Alabama:

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 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

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 21 South, Range 1 East

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.

The undivided interest of Hylton, LLC in and to the South 25 acres of uniform width of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 8, Township 20 South, Range 1 East, Shelby County, Alabama. Also, a twenty foot right of way from Shelby County #55 along the south line of Section 8, Township 20 South, Range 1 East, to the southeast corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 8, Township 20 South, Range 1 East, being situated in Shelby County, Alabama.

SUBJECT TO an easement for ingress and egress 25 feet wide leading from Shelby County Highway No. 55 to the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the West 5 acres of the E $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 8, Township 20 South, Range 1 East, said easement being across the following described property: All that part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ lying West of Shelby County Highway No. 55, and the East 15 acres of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, all in Section 8, Township 20 South, Range 1 East.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE and GRANTEE'S heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns 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, the said GRANTOR, by its sole member, Albert E. Hylton, who is authorized to execute this conveyance has hereto set its signature and seal, this the 8th day of August, 2011.

Hylton, LLC

by Albert E. Hylton
Albert E. Hylton, as its sole member

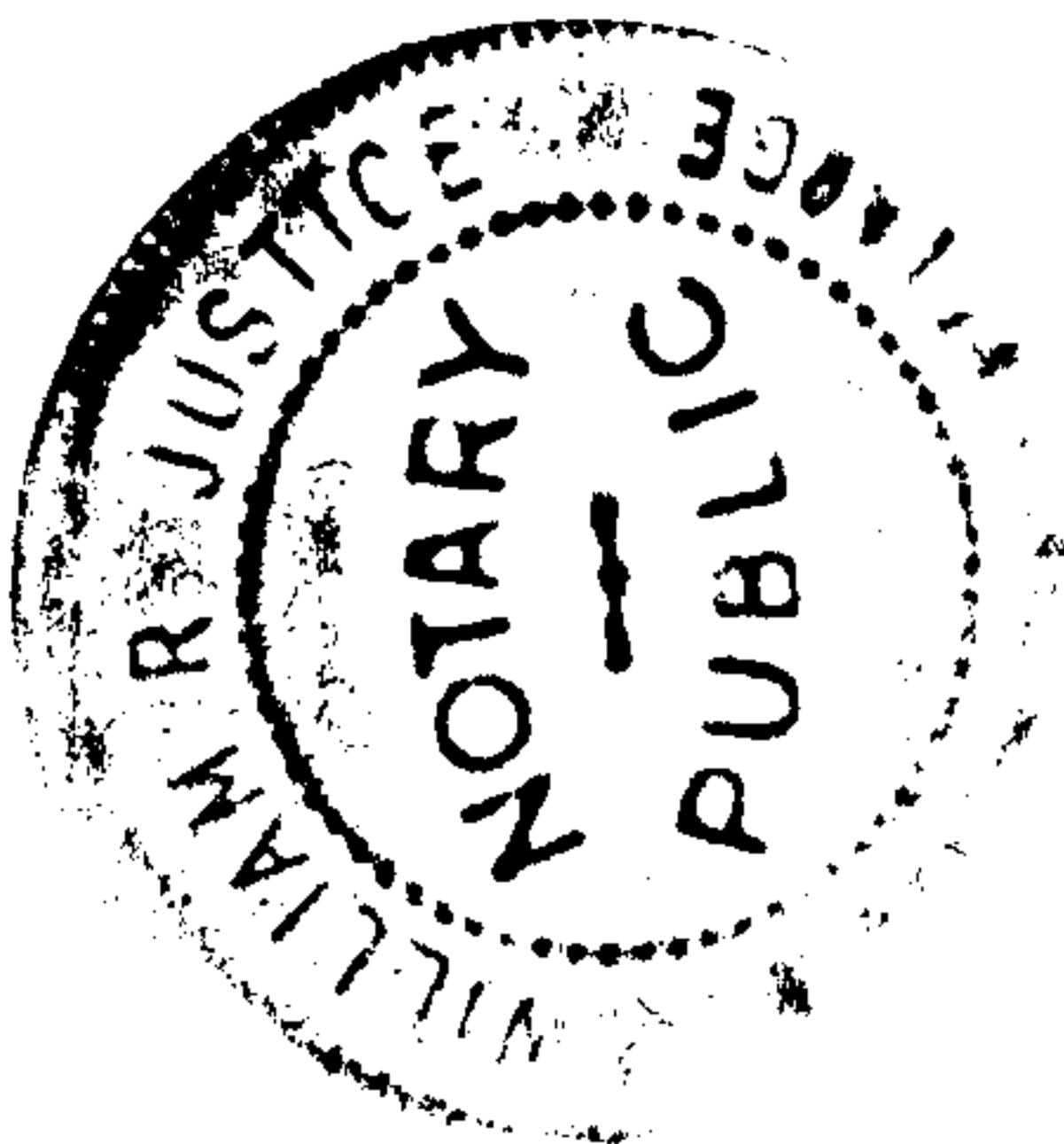
Shelby County, AL 08/08/2011
State of Alabama
Deed Tax: \$100.00

STATE OF ALABAMA
COUNTY OF SHELBY

Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Albert E. Hylton, whose name as sole member of Hylton, LLC, an Alabama limited liability company, 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, as such member and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal, this the 8th day of August, 2011.



William R. Justice
Notary Public