


**CERTIFIED TRUE AND  
CORRECT COPY**

*[Handwritten signature]*

Shelby County, AL 11/21/2014  
State of Alabama  
Deed Tax: \$90.00

  
20141121000367600 1/3 \$110.00  
Shelby Cnty Judge of Probate, AL  
11/21/2014 04:01:05 PM FILED/CERT

This instrument was prepared without  
benefit of title evidence or survey 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) does grant, bargain, sell and convey unto Albert E. Hylton and Dennis N. Blackerby (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:

SW¼ lying north of the railroad and west of Hylton Road (also known as Airport Road), less the north 500 feet thereof, in Section 2, Township 21 South, Range 1 East.

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  
10<sup>th</sup> day of June, 2014.

Albert E. Hylton  
Albert E. Hylton

by Faye Hylton as agent  
Faye Hylton as agent and attorney in fact for  
Albert E. Hylton

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Faye Hylton, whose name is signed to the foregoing conveyance as agent and attorney in fact for Albert E. Hylton, 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 by signing the name of her principal Albert E. Hylton and her own name as agent and attorney in fact for Albert E. Hylton.


Given under my hand and official seal this 10<sup>th</sup> day of June, 2014.

[Signature]  
Notary Public  
My Commission Expires: 10/9/16

The above is a true and correct copy of a deed I prepared. The Grantee, Dennis N. Blackerby, states that the original is lost or cannot be found.

This 21st day of November, 2014

Nulla R. Jentis

  
20141121000367600 2/3 \$110.00  
Shelby Cnty Judge of Probate, AL  
11/21/2014 04:01:05 PM FILED/CERT



# Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name ALBERT E. HYLTON  
Mailing Address \_\_\_\_\_

Grantee's Name Dennis N. Blackberry  
Mailing Address PO BOX 254  
WILSONVILLE AL  
35786

Property Address UNDEVELOPED  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 179,200<sup>00</sup>

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required) 1/2 = 89,600  
☐ Bill of Sale ☐ Appraisal  
☐ Sales Contract ☐ Other  
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

## Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11-21-14

Print Dennis N. Blackberry

☒ Unattested

Albert E. Hylton  
(verified by)

Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one



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Form RT-1