

5349

This instrument was prepared by

(Name) Wallace and Ellis, Attorneys
(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE DOLLAR (\$1.00) and OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Lois B. Salser and Kenneth D. Salser,
(herein referred to as grantors) do grant, bargain, sell and convey unto
Lois B. Salser and Kenneth D. Salser,

(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 northeast corner of SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 19, Range 1 West, and run South about 501 ft. or to South line of Florida Short Route Highway right-of-way, for a beginning point. Run West 350 ft.; thence south 811 ft.; thence east 350 ft.; thence north 819 ft. to a point of beginning. Containing $6\frac{1}{2}$ acres, more or less. All in SE $\frac{1}{4}$ of NW $\frac{1}{4}$, Section 26, Township 19, Range 1 West. There is excepted herefrom, however, that certain property which was conveyed and described in that certain deed from K. D. Salser and wife, Lois Salser, dated July 24, 1963, in recorded in Deed Book 226, page 260, in the Probate Records of Shelby County, Alabama,

19711011000042890 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/11/1971 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1971 OCT 11 PM 2:01
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Consolidated
JUDGE OF PROBATE

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 ~~I~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~from~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~I~~ (we) will and ~~my~~ (our) 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, ~~we~~ have hereunto set ~~our~~ hand(s) and seal(s), this ~~11~~ day of ~~Oct.~~, 19 ~~71~~

WITNESS:

(Seal) *K.D. Salser* (Seal)
(Seal) *Lois B. Salser* (Seal)
(Seal) (Seal)

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STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lois B. Salser and Kenneth D. Salser, whose name ~~s~~ 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 ~~11~~ day of ~~Oct.~~ A. D., 19 ~~71~~
Frank Ellis
Notary Public.