

This instrument was prepared by
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Jefferson Land Title Services Co., Inc.
314 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-6030
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

This instrument was furnished by

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

\$ 500

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert L. Salser, a single man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Virgil C. Lugar, Sr. and Audrey A. Lugar

(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:

An easement for ingress and egress over and across the following described property, being more particularly described as follows:

An easement for ingress and egress, beginning on the East right-of-way line of Shelby County Highway No. 447 at a point 120 feet North of the South line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; then run East parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 952 feet, more or less, to the Southwest corner of the parcel of land sold to Norman Poe and wife, Patricia Ann Poe by Robert Salser, in deed recorded in Deed Book 304, Page 385, and corrected in deed recorded in Deed Book 322, Page 440, in the Probate Office of Shelby County, Alabama; then turn left and run North 12 feet along the West line of said parcel; then turn left and run West parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 952 feet, more or less, to the East right-of-way line of Highway No. 447; then turn left and run South along said right-of-way line a distance of 12 feet to the point of beginning.

Situated in Shelby County, Alabama.



19810122000007980 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/22/1981 12:00:00 AM FILED/CERT

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 myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (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, I have hereunto set my hand(s) and seal(s), this 19th day of December, 1980

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Doc. Tex. 20
Fee 1.50
Jus 1.00
3.00
1981 JAN 22 PM 1:51
(Seal)

Robert L. Salser (Seal)
Robert L. Salser (Seal)
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Salser, 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 19th day of December, A. D. 1980

Notary Public