

684

This instrument was prepared by: ~~Trager & Allen~~, P.O. Box 300,
Pelham, Alabama, 35124.

Warranty Deed, Jointly For Life With Remainder To Survivor

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

That in consideration of TWENTY FOUR THOUSAND TWO HUNDRED AND NO/100ths DOLLARS to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, JAMES SALSER and wife, CLAUDETTE SALSER, DONALD SALSER and wife, MAVIS SALSER, PAUL SALSER and wife, CAROL B. SALSER, BOYD SALSER and wife, CARRIE B. SALSER, DORIS ADAWAY and husband, BUSTER ADAWAY, and RUTH WILLS, a divorced woman, (herein referred to as grantors) do grant, bargain, sell and convey unto

ROBERT G. CLEVELAND and wife, PEGGY SUE CLEVELAND (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:

Tract #1: Commence at the Northeast Corner of the Southeast quarter of the Northeast quarter of Section 12, Township 20 South, of Range 2 West, thence West along the North line of same a distance of 926. feet; thence 90 degrees, 00 minutes to the left in a Southerly direction a distance of 200.00 feet to the Point of Beginning; thence continue along the last named course a distance of 1131.70 feet to the South line of said quarter-quarter Section; thence 89 degrees, 31 minutes to the left in an Easterly direction along said South line a distance of 76.04 feet; thence 65 degrees, 12 minutes to the left in a Northeasterly direction a distance of 1251.52 feet; thence 115 degrees, 12 minutes, 33 seconds to the left in a Westerly direction a distance of 609.10 feet to the Point of Beginning, being situated in Shelby County, Alabama.

Tract #2: Begin at the Northeast Corner of the Southeast quarter of the Northeast quarter of Section 12, Township 20 South, of Range 2 West, thence West along the North line of same a distance of 390 feet, thence 124 degrees, 44 minutes to the left in a Southeasterly direction a distance of 407.09 feet thence 119 degrees, 59 minutes to the left in a Northeasterly direction a distance of 370.00 feet to the Point of Beginning, being situated in Shelby County, Alabama. Subject to encroachments of frame house and metal shed as noted by title company. Also subject to rights-of-way for gravel drives and Shelby County Highway No. 36, as noted by title company. Subject to mineral and mining rights recorded Deed Book 42 p.111--Probate Office. 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 them forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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.

19810519000055950 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
05/19/1981 00:00:00 FILED/CERTIFIED

BOOK 332 PAGE 938

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this
14th day of May, 1981.

James Salser (SEAL)
James Salser

Claudette Salser (SEAL)
Claudette Salser

Donald Salser (SEAL)
Donald Salser

Mavis Salser (SEAL)
Mavis Salser

Paul Salser (SEAL)
Paul Salser

Carol Salser (SEAL)
Carol Salser

Boyd Salser (SEAL)
Boyd Salser

Carrie Salser (SEAL)
Carrie Salser

Doris Adaway (SEAL)
Doris Adaway

BUSTER G Adaway (SEAL)
Buster Adaway

Ruth Wills (SEAL)
Ruth Wills

19810519000055950 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
05/19/1981 00:00:00 FILED/CERTIFIED

BOOK 332 PAGE 939

STATE OF ALABAMA) General Acknowledgment
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County,
in said State, hereby certify that JAMES SALSER, CLAUDETTE SALSER,
DONALD SALSER, MAVIS SALSER, PAUL SALSER, CAROL R. SALSER, BOYD
SALSER, CARRIE B. SALSER, DORIS ADAWAY, BUSTER ADAWAY, AND RUTH
WILLS, whose names 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 14th day of May,
A.D., 1981.

Jerrie C. Rochester
Notary Public

MY COMMISSION EXPIRES 12/6/81

STATE OF ALABAMA
I CERTIFY THIS
COPIED AND FILED

1981 MAY 19 AM 11:01

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

Deed TAX 24.50
Rec 7.50
Jud 1.00
33.00