

VALUE: 5,000


**SEND TAX NOTICE TO:**

Jerry L. Salser

681 Salser Lane, Box 3, Lot 107

Columbiana, Alabama 35143

This instrument was prepared by:  
**WALLACE, ELLIS, FOWLER & HEAD**  
P. O. Box 587  
Columbiana, AL 35051

  
20040112000017850 Pg 1/2 19.00  
Shelby Cnty Judge of Probate, AL  
01/12/2004 09:22:00 FILED/CERTIFIED

**WARRANTY DEED**

**STATE OF ALABAMA**  
**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One and no/100 Dollar (\$1.00) and exchange of property to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jerry L. Salser** and wife, **Norma M. Salser** (herein referred to as Grantor, whether one or more), grant, bargain, sell, and convey unto **Jerry L. Salser** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence N  $0^{\circ} 17' 31''$  W along the east line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  section a distance of 120.00'; thence N  $88^{\circ} 19' 3''$  E a distance of 64.41' to the westerly right-of-way of Shelby County Hwy 447 and a point on a curve to the left having a central angle of  $08^{\circ} 06' 37''$  and a radius of 663.47', said curve subtended by a chord bearing S  $7^{\circ} 38' 36''$  W and a chord distance of 93.84'; thence along the arc of said curve and along said right-of-way a distance of 93.91'; thence S  $3^{\circ} 35' 17''$  W along said right-of-way a distance of 217.22' to a point on a curve to the left having a central angle of  $00^{\circ} 45' 03''$  and a radius of 1560.24'; thence along the arc of said curve and along said right-of-way a distance of 20.44' to the POINT OF BEGINNING; thence S  $74^{\circ} 48' 7''$  W and leaving said right-of-way a distance of 284.55'; thence S  $60^{\circ} 30' 28''$  W a distance of 558.71'; thence N  $84^{\circ} 40' 44''$  W a distance of 590.66'; thence S  $0^{\circ} 4' 59''$  E a distance of 618.40'; thence N  $88^{\circ} 16' 0''$  E a distance of 790.19'; thence N  $86^{\circ} 46' 53''$  E a distance of 528.03'; thence N  $0^{\circ} 17' 31''$  W a distance of 788.05'; thence N  $88^{\circ} 19' 3''$  E a distance of 33.23' to the westerly right-of-way of Shelby County Hwy 447 and a point on a curve to the right having a central angle of  $02^{\circ} 35' 53''$  and a radius of 1560.24', said curve subtended by a chord bearing N  $1^{\circ} 32' 19''$  E and a chord distance of 70.74'; thence along the arc of said curve a distance of 70.75' to the POINT OF BEGINNING. Said parcel of land contains 19.88 acres, more or less.

Subject to any right-of-way or easements that may be found in Office of the Judge of Probate in Shelby County, Alabama.

According to survey of Rodney Y. Shiflett, Al. Reg. No. 21784, dated April 7, 2003.

There is also conveyed to Grantee, his heirs, successors, and assigns, a permanent and perpetual easement and right-of-way for ingress and egress and installation of utilities over and along the existing dirt drive which leads from Shelby County Highway No. 447 in a westerly and southerly direction which is known as Shop Road, including the right to access therefrom two mobiles homes and/or mobile home sites located on the northern portion of parcel being this day conveyed to Jerry L. Salser, which said easement and right-of-way shall be 32 feet in width, the centerline of which shall be the existing center line of said Shop Road.

There is also conveyed to Grantee, his heirs, successors, and assigns, a permanent and perpetual easement and right-of-way for ingress and egress and installation of



utilities 32 feet in width leading from the southern boundary line of Shop Road south along Squire Drive to the point of intersection with the northern boundary of property being conveyed to the said Jerry L. Salser, the center line of which is the center line of Squire Drive.


As long as the easements hereinabove described are used by both Grantee and Grantor, each will be responsible for any specific damage which either does to the road and will be responsible for one-half of all reasonable, general maintenance and upkeep of the road, such as grading, filling of potholes and providing chert base thereto.


(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

**TO HAVE AND TO HOLD** to the said Grantee, his heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantee, his 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 Grantee, his heirs and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I (we) have hereunto set my hand(s) and seal(s), this 9 day of January, 2004.


 (SEAL)  
Jerry L. Salser

 (SEAL)  
Norma M. Salser

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry 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 9<sup>th</sup> day of January, 2004.

  
Notary Public

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Norma M. 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9<sup>th</sup> day of January, 2004.

  
Notary Public