

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

Jefferson

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of love and affection and other valuable considerations

to the undersigned grantor Jessie B. Salser

in hand paid by Jessie B. Salser and William A. Salser

the receipt whereof is acknowledged we the said Jessie B. Salser and husband, William A. Salser,

do grant, bargain, sell and convey unto the said Jessie B. Salser and husband, William A. Salser,

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:
part of the northeast quarter (NE $\frac{1}{4}$) of the southwest quarter (SW $\frac{1}{4}$) of section twenty-three (23), Township nineteen (19), Range one (1), East, containing five acres, more or less, and described as follows: Begin at a point on the north line of said forty that is three hundred thirty (330) feet west of the northeast corner of said forty; thence west along the north line of said forty three hundred thirty (330) feet; thence south and parallel with the east line of said forty to the north line of the Florida Short Route Highway right of way; thence northeasterly along said right of way to a point that is three hundred thirty (330) feet west of the east line of said forty; thence north to point of beginning, minerals and mining rights excepted.

This conveyance is subject to the following:

1. Easements to Alabama Power Company created by deeds recorded in volume 111, page 158, and in volume 124, page 457, of the records of deeds.
 2. Easement to Plantation Pipe Line Company shown by instrument recorded in volume 112, page 363, of the records of deeds.
 3. Mortgage for \$2,500.00 this day executed to Elbert C. Shannon.
- The grantors herein and the grantees herein are the same identical persons. The purpose of this deed is to convey title so it will be held jointly by the grantees, with survivorship.

TO HAVE AND TO HOLD Unto the said Jessie B. Salser and William A. Salser

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

that we have a 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.

In Witness Whereof, we have hereunto set our hands and seals
this 21st day of February 1955.

WITNESSES:

F. Bozeman Daniel

Jessie B. Salser (Seal.)
Jessie B. Salser
William A. Salser (Seal.)
William A. Salser

State of

Alabama,

Jefferson

COUNTY

I, F. Bozeman Daniel,

a Notary Public in and for the State of Alabama, in said State,

hereby certify that Jessie B. Salser and husband, William A. Salser, 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 21st day of February 1955.

F. Bozeman Daniel
Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within was filed for record the 17 day of March 1955, at 2 o'clock and recorded in Book 122 Page 100, and the Mortgage Tax of \$2.00 has been paid.

L.C. Walker Judge of Probate