

This instrument was prepared by

(Name) Wallace and Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

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Shelby Cnty Judge of Probate, AL
02/08/1972 12:00:00 AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVEN THOUSAND DOLLARS 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,

Carrie B. Salser

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Boyd Salser

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and part of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 17, Township 19 South, Range 1 West, described as follows: Beginning at a point which is 330 feet North and 660 feet West of the SE corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 17 and run North and parallel with East line of said quarter-quarter section, 660 feet; thence run West and parallel with North line of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ and NE $\frac{1}{4}$ of SW $\frac{1}{4}$ to the East right of way line of U. S. Highway No. 280; thence Southerly along East right of way line of said Highway to a point which is 330 feet North of South line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 17; thence East and parallel with South line of NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 17 to point of beginning.

Excepting lot sold to Joseph P. and Mildred Jones as described in Deed Book 203, page 456, in Probate Office.

Subject to easements of record and purchase money mortgage in the approximate amount of \$1,560.40, to Billy McKee.

Also, a parcel of land comprising one (1) acre, more or less, situated in Section 17, Township 19, Range 1 West, described as follows: Begin at a point on the West line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ which point is 990 feet South of the Northwest corner of said NW $\frac{1}{4}$ of SE $\frac{1}{4}$; thence East parallel with the North line of said forty, a distance of 418 feet; thence North at a right angle 104 $\frac{1}{2}$ feet; thence West at a right angle to a point on the East line of Highway 91; thence Southerly along the Highway to a point West of the point of beginning; thence East to the point of beginning, as recorded in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to rights claimed by the Alabama Power Company under transmission line permits recorded in Deed Book 109, page 70; Deed Book 109, page 66; Deed Book 136, page 364, in Probate Office of Shelby County, Alabama. Rights claimed by Shelby County under public road right of way deed recorded in Deed Book 95, page 503, in said Probate Office. Rights claimed under the gas and oil mining lease recorded in Deed Book 68, page 383, transferred by transfer recorded in Deed Book 68, page 570, and extended in Deed Book 76, page 270, in said Probate Office.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 1st

day of February, 1972.

(Seal)
(Seal)
(Seal)

Carrie B. Salser
Carrie B. Salser (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carrie B. 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 1st day of February, A. D., 1972.

Notary Public.