

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



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Shelby Cnty Judge of Probate, AL
08/07/1972 12:00:00 AM FILED/CERT

104/5

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

That in consideration of ONE AND NO/100 DOLLARS

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

Clay L. Nivens and wife, Eula B. Nivens
(herein referred to as grantors) do grant, bargain, sell and convey unto

Jessie James Salser and wife, Claudette Salser
(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:

Begin at the SW corner of the NE¹/₄ of the SW¹/₄ of Section 2, Township 20 South, Range 1 West and run East along south line of said ¹/₄ ¹/₄ Section 88.15 feet; thence an angle to the left of 106 deg. 51' and run in a northwesterly direction 191.2 feet to a point on the southeasterly right of way of the Columbiana to Chelsea County Highway; thence an angle of 127 deg. 11' 30" to the left and run in a southwesterly direction 53.24 feet to an intersection with the west line of said ¹/₄ ¹/₄ Section; thence an angle of 35 deg. 22' to the left and run south along the west line of said ¹/₄ ¹/₄ Section 139.90 feet to the point of beginning.

The warranties herein contained shall be limited to the consideration herefor namely, One Dollar.

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1972 AUG -7 AM 11:59
U.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
Clerk of Probate
JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this July day of July, 19 72.

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WITNESS: _____ (Seal)
_____ (Seal)
_____ (Seal)
_____ (Seal)
Clay L. Nivens _____ (Seal)
Eula B. Nivens _____ (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 Clay L. Nivens and wife, Eula B. Nivens 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 July day of July A. D., 19 72
Janice Brasler
Notary Public.