83 S 3 This in Armment was prepared by: "Teager & Allin, Fig. 8 as ton, Pelham, Alabama, 35124.

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA) KNOW ALL MEN BY THESE FRESLIES. SHILLBY COUNTY

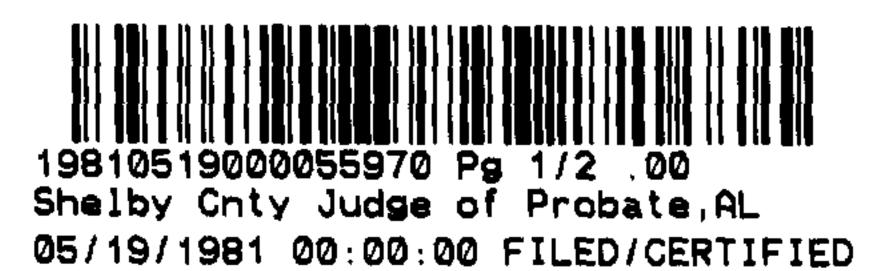
That in consideration of TWENTY FOUR THOUSAND TWO HUNDRED ELL NO/100ths DOLLARS to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, JAMES SALSER and wife, CLAUDETTE SALSER, DONALD SALSER and wife, MAVIS SALSER, PAUL SALSER and wife, CAROL B. SALSER, BOYD SALSER and wife, CARRIE B. SALSEK, 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 quarte 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 dir ection 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 guarter-guarter Section; thence 89 degrees, 31 minutes to the left in an Easterly direction along said South li a distance of 76.04 feet; thence 65 degrees, 12 minutes to the lef in a Northeasterly direction a distance of 1251.52 feet; thence 115 degrees, 12 minutes, 33 seconds to the left in a Westerly direct 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 (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 Southeasterl' 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, Alabam Subject to encroachments of frame house and metal shed as noted by title company. Also subject to rights-of-way for gravel drives an Shelby County Highway No. 36, as noted by title company. Subject to eral and mining rights recorded Deed Book 42 p.111-Probate Office TO HAVE AND TO HOLD to the said grantees for and during their join lives and upon the death of either of them, then to the survivor (them in fee simple mand to the heirs and assigns of such survivor them forever, together with every contingent remainder and right reversion.

And we do for ourselves and for our heirs, executors, and adminis covenant with the said grantees, their heirs and assigns, that we lawfully seized in fee simple of said premises; that they are fr from all encumbrances, unless otherwise noted above; that we hav good right to sell and convey the same as aforesaid; that we wil and our heirs, executors and administrators shall warrant and def the same to the said grantees, their heirs and assigns forever, a the lawful claims of all persons.



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

(SEAL) SEAL) Claudette Salser SEAL) Donald Salser SEAL) Mavis Salser (SEAL) Paul Salser (SEAL) Carol Salser (SEAL) Boyd Salser SEAL) Carrie Salser Doris Adaway BUSIERGALMAND Buster Adaway (SEAL) Ruth Wills

05/19/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA) General Acknowledgment SHELBY COUNTY

I, the undurated, 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 <u>火</u> A.D., 1981.

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