

HARRISON, CONWILL & HARRISON
P. O. BOX 557
Columbiana, Alabama 35051

999

WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Thousand & 00/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Burty Bart Salser and wife, Linda L. Salser

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

Joe Adaway

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

(See attached Exhibit A)

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****This Deed is executed for the purpose of correcting the legal description in that certain Deed from Grantor herein to Grantee herein recorded in Deed Book 356, Page 259 in the Probate Office of Shelby County, Alabama.**

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 said grantee, his, her or 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 stated 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, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th day of August, 19 84.

(SEAL) Burty Bart Salser (SEAL)
Burty Bart Salser
(SEAL) Linda L. Salser (SEAL)
Linda L. Salser
(SEAL)

STATE OF Alabama
Shelby COUNTY

General Acknowledgment

I, the undersigned Burty Bart Salser and wife, Linda L. Salser a Notary Public in and for said County, in said State, hereby certify that

whose name(s) 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of August, 19 84.

J.N.B.C.

[Signature]
Notary Public

Exhibit A

From the Northeast corner of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 West run Westerly along the North boundary line of said 1/4 1/4 section 206.49 feet to the point of beginning of the land herein described; thence continue Westerly along last said course for 220.0 feet; thence turn an angle of 88 deg. 50 min. 45 sec. to the left and run Southerly 400.0 feet; thence turn an angle of 91 deg. 09 min. 15 sec. to the left and run Easterly 220.0 feet; thence turn an angle of 88 deg. 50 min. 45 sec. to the left and run Northerly 400.0 feet to the point of beginning; being situated in Shelby County, Alabama.

This land being a part of the SW 1/4 of the NE 1/4 of Section 1, Township 20 South, Range 1 West.

ALSO

A perpetual but non-exclusive easement for ingress and egress over and along the existing dirt road leading Westerly from the West boundary of that certain property conveyed to grantee herein by Deed Book 295 Page 309 in the Probate Records of Shelby County, Alabama, said easement being 15 feet on either side of the center line hereinafter described, totaling 30 feet in width, and more particularly described as follows: Commence at the Northwest corner of the property conveyed to grantee by deed recorded in Deed Book 295 Page 309 in said Probate Records; and run thence Southerly along the Western boundary thereof a distance of 272 feet, more or less, to the center line of the existing dirt drive leading to said property, and the point of beginning of the center line herein described; and run thence in a Westerly direction along the center line of the existing dirt road to a point where the same intersects the present dirt public road.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Corrected
1985 MAR 19 PM 3:41

Thomas A. Swenson, Jr.
JUDGE OF PROBATE

Rec 500
Ind 100
600

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