

2048

Grantee's address:
Rt. 1, Box 2064
Shelby, Ala 35143

This instrument was prepared by

Harrison, Conwill, Harrison & Justice

P. O. Box 557

Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1.00 and creation of joint tenancy with survivorship ~~XXXXXX~~

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

Jerry Salser a/k/a Jerry L. Salser, and wife, Norma Salser

herein referred to as grantors) do grant, bargain, sell and convey unto

Jerry Salser and wife, Norma Salser

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____

Shelby County, Alabama to-wit:

Begin at the NW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1 Township 20 South, Range 1 West, thence run Southerly along the West boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 280', thence turn 91° 27' to the left and run Easterly to a point intersecting the Westerly side of the Shelby County Road right-of-way, thence turn left and follow the Westerly edge of said Shelby County Road right-of-way to a point intersecting the line between two iron pins lying 980' apart, each lying 120' North of the North boundary line of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ in Section 1 Township 20 South Range 1 West and being situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1 Township 20 South Range 1 West. Thence turn left and run in a Westerly direction to an iron pin located on the West boundary line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1 Township 20 South, Range 1 West, thence turn left an angle of 88° 33' and run in a Southerly direction along said Westerly boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 120' to a point of beginning.

The above described parcel being all of that portion of a tract of land purchased by Floyd Lucas and wife Sherry Lucas from Norman N. Poe and wife Patricia Ann Poe by deed recorded in Book 284 Page 118, which lies west of the county road crossing said tract of land and containing one-half acre more or less. **LEGAL DESCRIPTION CONTINUED ON REVERSE SIDE**

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. 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 hands(s) and seal(s), this 28th day of July, 19 87.

WITNESS:

(Seal)
(Seal)
(Seal)

Jerry L. Salser (Seal)
Jerry Salser
Norma Salser (Seal)
Norma Salser (Seal)

STATE OF ALABAMA

SHELBY COUNTY

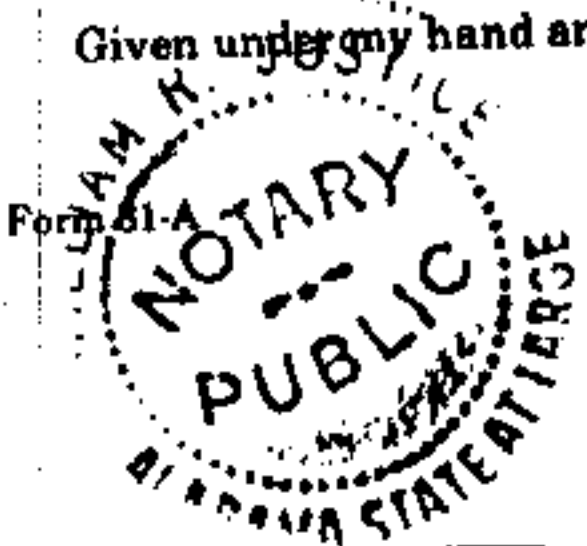
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Jerry Salser a/k/a Jerry L. Salser, and wife, Norma 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 28th day of July, A. D., 19 87

William R. Justice
Notary Public.

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ALSO

Beginning at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 1, Township 20, Range 1 West and run North 40 yds. to a point, thence West parallel with South 40 line 440 yds. to the West boundary line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to a point, thence South 40 yds. to the SW corner of the above described property, thence East along South 40 boundary line 440 yds. to the point of beginning, containing 3 $\frac{1}{2}$ acres more or less

Then beginning at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 20, Range 1 West and run South along East 40 line of the above described property 356 yds. to a point, thence West and parallel with South 40 line 440 yds. to the West 40 line, at which point is 84 yds. North of the SW corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the Section, thence North 356 yds. to the NW corner of the said 40, thence East 440 yds. along North 40 line to the point of beginning. The above described property containing 32 $\frac{1}{2}$ acres more or less.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUL 28 PM 2:02

Thomas A. Harrison, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$	<u>50</u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>500</u>
4. Indexing Fee		<u>100</u>
TOTAL		<u>650</u>

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Return to:

TO

WARRANTY DEED
JOINT TENANTS WITH
RIGHT OF SURVIVORSHIP

Recording Fee \$
Deed Tax \$

This form furnished by

HARRISON, CONWILL, HARRISON
& JUSTICE

P. O. Box 557
Columbiana, Alabama 35051

JUL 28 1987