

56

SEND TAX NOTICE TO:

(Name) Mr. James W. Guarnieri, Jr.
140 Rd. 69
(Address) Chelsea, Al. 35043

7.00
50
7.50

This instrument was prepared by

(Name) John A. Acker, Jr., Esquire
1610 Fourth Avenue, North
(Address) Bessemer, Alabama 35020

Form 1-1-3 Rev. 5/83
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS, \$500⁰⁰ value

That in consideration of Love and Affection DOLLARS

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

Rodney Eugene Salser, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

James W. Guarnieri, Jr. and Sherrie S. Guarnieri
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in

Shelby County, Alabama to-wit:

For legal description see Exhibit "A" attached hereto and made a part hereof.

NOTE: The property being conveyed does not constitute the homestead of the Grantor or his spouse.

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TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 hand(s) and seal(s), this 22nd day of February, 1990.

WITNESS:

(Seal)

(Seal)

(Seal)

Rodney Eugene Salser (Seal)
RODNEY EUGENE SALSER

(Seal)

(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Rodney Eugene Salser, a married man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of February, A. D., 19 90.

EXHIBIT "A"

A portion of the Northwest Quarter of the Southwest Quarter of Section 8, Township 20 South, Range 1 West, Huntsville Principal Meridian, more particularly described as follows: Begin at the N.W. corner of said NW 1/4 of SW 1/4, thence run East along the North line of said NW 1/4 of SW 1/4 a distance of 418.5 feet to the centerline of Shelby County Highway number 69; thence run southeasterly along centerline of said Hwy. 69 for a distance of 157.5 feet to a point; thence turn right 79 degrees 18 minutes and run southwesterly for a distance of 148.8 feet to a point; thence with an interior angle of 169 degrees 50 minutes continue southwesterly for a distance of 404.3 feet to a point on the west line of said NW 1/4 of SW 1/4; thence run north along said west line of NW 1/4 of SW 1/4 a distance of 458.4 feet to the NW corner of said NW 1/4 of SW 1/4 and being the point of beginning. There is excepted from this conveyance that part of Shelby County Highway #69 right of way that is within above described parcel. There is also excepted a 30 foot wide strip along the south line of above described parcel; said strip being the north one-half of a 60 foot wide road right-of-way heretofore reserved by Grantor.

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

90 MAR 12 AM 9:04

William H. Lawrence, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 9.50