

This Form Provided By
SHELBY COUNTY ABSTRACT & TITLE CO., INC.
P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

SEND TAX NOTICE TO:

(Name) Bert E. Salser

(Address) Rt 1 Box 531 Cropwell 35054

This instrument was prepared by

(Name) Mike T. Atchison, Attorney
Post Office Box 822
(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 5/82

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Five Thousand and no/100 (\$35,000.00) DOLLARS

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

Harold A. Miller and wife, Julia Faye Miller

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

Bert E. Salser and Mary Elizabeth 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:

From the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 19 South, Range 2 East, run North along the West line of said 1/4-1/4 a distance of 1157.61 feet to the point of beginning; thence left 113 degrees 04 minutes 43 seconds a distance of 311.00 feet; thence right 50 degrees 29 minutes 12 seconds a distance of 203.26 feet; thence right 80 degrees 55 minutes 53 seconds a distance of 927.14 feet to the right of way of a railroad; thence right 87 degrees 22 minutes 03 seconds a distance of 771.69 feet; thence right 115 degrees 45 minutes 36 seconds a distance of 857.82 feet to the point of beginning. Said property contains 12 acres, more or less. Less and Except for an easement for Colonial Pipeline and a right-of-way for Alabama Power Company as shown on survey of Peavy Land Surveying, dated June 6, 1992.

\$34,000.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Subject to taxes for 1992, easements, ~~restrictions~~ ¹⁹⁹²⁻¹⁵⁷⁷⁹, rights of way, permits, roadways of record.

08/03/1992-15779
12:08 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this

day of July 17, 19 92.

WITNESS:

(Seal)

Harold A Miller

Harold A. Miller

(Seal)

Julia Faye Miller

Julia Faye Miller

STATE OF ALABAMA

SHELBY

COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold A. Miller and wife, Julia Faye Miller

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of July A. D., 19 92

Mary Lee Parnell
My Commission Expires 6-21-96
Notary Public.