

SEND TAX NOTICE TO:

(Name) Norma Salser and Jerry Salser
Rt. 1, Hwy 408 No. 170
Shelby, Alabama 35143
 (Address) _____

This instrument was prepared by

(Name) Wallace, Ellis, Fowler & Head
 (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 FIFTEEN THOUSAND & NO/100 (\$15,000.00)

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

Virginia W. Cantrell, a widow

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

Norma Salser and husband, Jerry 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:

Lot 5, according to Map of "Rice Acres, Sector Two" as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 87.

LESS AND EXCEPT caption lands recorded in Deed Book 332, page 604 in Probate Office of Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

Taxes for 1993, which are not due and payable until October 1, 1993; Transmission line permits to Alabama Power Company recorded in Deed Book 153, page 386; Deed Book 167, page 116 and Deed Book 194, page 343 in said Probate Office.

Less and except that part, if any, conveyed to Alabama Power Company for raising of Lay Lake, recorded in Deed Book 241, page 849 in said Probate Office.

Easement for public utilities across said lot as shown on recorded map.

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 2/19/93 day of February, 19 93.

WITNESS:

STATE OF ALABAMA }
SHELBY COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Virginia W. Cantrell 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of February A.D., 19 93
Lanice Brasher
 Notary Public.

Inst # 1993-04965
 02/19/93
 02:48 PM
 CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 21.50