

Send Tax Notice to:
Leo Salser, Jr. and Shela Salser
35 County Road 32, Columbiana, Ala. 35051

This instrument prepared by:
Wallace, Ellis, Head & Fowler
Columbiana, Alabama 35051

\$500.00

Inst # 1997-07085

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Dollar (\$1.00) and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, AUTANCIE WILLIAMS, a widow, JUANITA LAMAR and husband, MIKE LAMAR, and LEO SALSER, JR. and wife, SHELA SALSER, (herein referred to as grantors) do grant, bargain, sell and convey unto LEO SALSER, JR. and wife, SHELA 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:

Commence at the SE corner of the SW 1/4 of NE 1/4 of Section 11, Township 20 South, Range 1 West, and run North 0 deg. 31' 03" West along the East line of said 1/4 1/4 Section 660.05 feet to a point on the Northwestern right of way of Shelby County Highway #32; thence run South 51 deg. 43' 42" West along said right of way, 403.27 feet to the point of a curve to the left, said curving having a central angle of 23 deg. 12' 27" and a radius of 1215.88 feet, said curve being subtended by a chord which bears South 40 deg. 07' 29" West for 489.13 feet; thence run Southwesterly along said right of way and along the arc of said curve, 492.49 feet to the point of beginning; said point of beginning also being the point of a curve to the left; said having a central angle of 6 deg. 42' 35" and a radius of 1215.88 feet, said curve being subtended by a chord which bears S 25 deg. 09' 58" W for 142.31 feet; thence run Southwesterly along said right of way and along the arc of said curve, 142.39 feet to the end of said curve; thence run North 71 deg. 19' 38" W, 210.00 feet; thence run South 18 deg. 39' 51" W, 210.00 feet; thence run South 71 deg. 20' 09" East 210.00 feet to a point on the Northwestern right of way of Shelby County Highway #32; thence run South 17 deg. 53' 09" West along said right of way, 156.72 feet to a point on a conditional line; thence run South 88 deg. 19' 56" West along said conditional line, 519.30 feet to a point on the West line of the NW 1/4 of the SE 1/4 of Section 11, Township 20 South, Range 1 West; thence run North 0 deg. 25' 10" West along said West line, 420.00 feet to the SW corner of the SW 1/4 of NE 1/4 of said Section; thence run North 0 deg. 20' 21" West along West line of said 1/4 1/4 Section 348.97 feet; thence run North 88 deg. 41' 31" East 639.12 feet; thence run South 56 deg. 43' 36" East 2.95 feet; thence run South 33 deg. 15' 10" West 210.00 feet; thence run South 56 deg. 39' 49" East 208.03 feet to the point of beginning. Containing 9.5 acres, more or less.

According to survey of Robert C. Farmer, P.L. S., No. 14720, dated January 4, 1991, (being shown as Parcel No. 2 on said survey).

The said grantors, Autancie Williams, Juanita Lamar and Leo Salser, Jr., constituting the next of kin and sole surviving heirs at law of Leo Salser, Sr., deceased.

(Description herein furnished by parties hereto).

03/07/1997-07085
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCD
14:50

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 and seals this 5th day of November, 1991.

Autancie Williams

Autancie Williams

Juanita Lamar

Juanita Lamar

Mike Lamar

Mike Lamar

Leo Salser, Jr.

Leo Salser, Jr.

Shela Salser

Shela Salser

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Autancie Williams, Juanita Lamar and Mike Lamar; Leo Salser, Jr. and wife, Shela Salser, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 5th day of November, 1991.

Lance Bricker
Notary Public

Inst # 1997-07085

03/07/1997-07085
09:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 14.50