

This instrument was prepared by

Send Tax Notice To:

Carl E. Salser

Theresa A. Salser

(Name) Holliman, Shockley & Kelly

(Name) 2491 Pelham Parkway

Pelham, AL 35124

(Address)

(Name) 131 Roy Court

Helena, AL 35080

(Address)

Inst # 1998-06699

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty-Three Thousand, Nine Hundred and no/100----- Dollars

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

Clayton T. Brown and wife Tara Boals Brown

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

Carl E. Salser and wife Theresa A. Salser

herein referred to as GRANTEE'S) as joint tenants with right of survivorship, the following described real estate situated in
Shelby County, Alabama, to-wit:Lot 5, according to the Survey of Laurel Woods, 6th Sector, as recorded in Map
Book 21 page 141 in the Probate Office of Shelby County, Alabama; being situated
in Shelby County, Alabama.SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements,
restrictions, reservations, rights-of-way, limitations, covenants and conditions
of record, if any; (3) Mineral and mining rights, if any.\$ 120,000.00 of the purchase price recited above was paid from the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.Clayton T. Brown is one and the same person as Clayton Tyler Brown
Inst # 1998-0669902/27/1998-06699
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
25.00TO HAVE AND TO HOLD, to the said GRANTEE'S 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 GRANTEE'S, 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 GRANTEE'S, 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 12th day of February, 19 98.

(Seal)

Clayton T. Brown

(Seal)

(Seal)

Tara Boals Brown

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that ayton T. Brown and wife Tara Boals Brown, 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 the 12th day of February 1998.

Notary Public

Inst # 1998-06699

02/27/1998-06699
09:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 25.00

Return to

TO

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA

COUNTY OF _____

Recording Fee \$

Deed tax \$

This Form Furnished by

LAND TITLE COMPANY OF ALABAMA
600 20th Street North
Birmingham, Alabama 35203-2601
(205) 251 2871