

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENC OF TITLE.

SEND TAX NOTICE TO:

(Name) Kenneth B. Salser
(Address) 9121 Old Hwy 280
Chelsea, Ala. 35043

This instrument was prepared by
(Name) Mike T. Atchison
(Address) P.O. Box 822, Columbiana, AL 35051

Form 1-1-8 Rev. 5/88
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 Five Hundred and no/100 DOLLARS

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

Lois Salser, a single woman
(herein referred to as grantors) do grant, bargain, sell and convey unto
Kenneth B. Salser and wife, Cynthia 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:

TO CORRECT DEED RECORDED IN INSTRUMENT #1996-17263

Commencing at the Northeast Corner of the Southeast Quarter of the Northwest Quarter of Section 26 Township 19 South Range 1 West Shelby County, Alabama; thence South 00 degrees 28 minutes 29 seconds East along the East boundary line of said quarter - quarter section to the North Right of Way Line of U.S. Highway No. 280 for the POINT OF BEGINNING; thence South 81 degrees 44 minutes 48 seconds West along said road right of way line for a distance of 25.0 feet; thence South 80 degrees 33 minutes 33 seconds West along said highway right of way line for a distance of 150.00 feet; thence North 0 degrees 51 minutes 28 seconds East, a distance of 125.00 feet; thence North 80 degrees 33 minutes 33 seconds East, a distance of 172.12 feet to the POINT OF BEGINNING; said described tract containing 0.49 acre, more or less.

Subject to restrictions, easements and rights of way of record.

Lois Salser is the surviving grantee in that certain deed recorded in Deed Book 270, Page 426. K.D. Salser, the other grantee is deceased, having died on June 7, 1994.

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 grantee 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 23rd day of July, 1998

WITNESS:

_____(Seal) Lois B. Salser _____(Seal)
Lois Salser
_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

STATE OF ALABAMA }
Shelby COUNTY }

09/21/1998-36621
07:48 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lois Salser 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 23rd day of July, A.D. 1998