

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) Kenneth Bruce Salser

9121 Old Highway 280

(Address) Chelsea, Alabama 35043

This instrument was prepared by: **MIKE T. ATCHISON**
P. O. Box 822
Columbiana, AL 35051

Form 1-1-27 Rev. 4/99

WARRANTY DEED - Stewart Title Insurance Corporation of Houston, Texas

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 (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Lois B. Salser, a single woman

(herein referred to as grantor, whether one or more), bargain, sell and convey unto

Kenneth Bruce Salser; Melba Salser Poe; and Tina Salser

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama,

01/17/2002-03213
4:48 PM CERTIFIED
SHELBY COUNTY SUBURB OF PROBATE
001 MEL 12.50

An undivided one-third interest in and to the following described property, to-wit:

Commence at the NW corner of the SE 1/4 of the NW 1/4 of Section 26, Township 19 South, Range 1 West; thence run Southerly along the West line thereof for 1056.67 feet to the point of beginning; thence continue last described course for 200.42 feet to the Northerly right of way of U.S. Highway #280; thence 99 degrees 15 minutes 05 seconds left run Easterly along said right of way for 936.26 feet to a point of a curve to the right having a central angle of 1 degrees 5 minutes 17 seconds, a radius of 12927.94 feet, and an arc length of 245.52 feet; thence 0 degrees 32 minutes 58 seconds right to chord run Easterly along said chord for 245.51 feet; thence 90 degrees 46 minutes 48 seconds left run Northerly for 158.12 feet; thence 78 degrees 56 minutes 15 seconds left run Westerly for 140.68 feet; thence 4 degrees 58 minutes 49 seconds left run Westerly for 209.90 feet to a point; thence 94 degrees 03 minutes 34 seconds right run Northerly 220.07 feet; thence 94 degrees 01 minutes 35 seconds left run Westerly 315.0 feet; thence 94 degrees 01 minutes 35 seconds right run Northerly for 200.0 feet to the Southerly right of way of Old U.S. Highway #280; thence 94 degrees 02 minutes 28 seconds left run Westerly along said right of way for 31.80 feet; thence 86 degrees 21 minutes 00 seconds left run Southerly for 210.0 feet; thence 44 degrees 58 minutes 45 seconds right run Southwesterly 150.0 feet to a point; thence 4 degrees 50 minutes 44 seconds left run Southwesterly 113.72 feet; thence 2 degrees 41 minutes 09 seconds right run 289.69 feet to the point of beginning.

Lois B. Salser is the surviving grantee in that certain deed recorded in Deed Book 270, Page 426, in the Probate Office of Shelby County, Alabama; the other grantee, K.D. Salser, having died on or about the 7th day of June, 1994.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 17th day of January, 2002.

_____(Seal)
_____(Seal)
_____(Seal)

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

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgement

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Lois B. 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 17th day of January A.D., 2002.

Maucha J. Wilder
Notary Public

Inst # 2002-03213