


THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
JAMIE EPPERSON and DOYN SHANE EPPERSON
1304 HIGHWAY 440
CHELSEA, ALABAMA 35043

THIS DEED PREPARED WITHOUT BENEFIT OF TITLE OPINION OR SURVEY
WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY


20020904000424040 Pg 1/2 19.00
Shelby Cnty Judge of Probate, AL
09/04/2002 15:39:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, JAMES SALSER and wife CLAUDETTE SALSER [herein referred to as Grantors], do grant, bargain, sell and convey unto JAMIE EPPERSON and DOYN SHANE EPPERSON [herein referred to as Grantees], as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

SEE ATTACHED EXHIBIT A.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

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 same is free from all encumbrances, unless otherwise noted above; that we have a 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 3 day of September, 2002.


JAMES SALSER, GRANTOR


CLAUDETTE SALSER, GRANTOR

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JAMES SALSER and wife CLAUDETTE SALSER, whose names are signed to the foregoing conveyance and who are known to me [or sufficiently proven to be the persons signing], 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 3 day of September, 2002.



NOTARY PUBLIC
My Commission expires March 25, 2005

EXHIBIT A

A parcel of land in the Northwest quarter of the Northeast quarter of Section 25, Township 19 South, Range 1 West, Being part of the same land described in a deed to J.D. and Earline Davis, recorded in Deed Book 264, Page 776, of the Real Property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Southeast corner of the Northwest quarter of the Northeast quarter of said section 25; thence N 00 deg. 14 min. 31 sec. W. along the East line of said sixteenth section, a distance of 163.16 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at the Point of Beginning; thence N 00 deg. 14 min. 31 sec. W along the East line of said sixteenth section, a distance of 86.98 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", thence S 77 deg 01 min. 09 sec. W A distance of 52.15 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at a fence corner; thence N 16 deg. 49 min. 13 sec. W along a fence, a distance of 104.60 feet to a 1/2" angle iron found, at a fence corner; thence N 86 deg. 48 min. 01 sec. W along a fence, a distance of 242.88 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", at a fence corner; thence S 60 deg. 14 min. 25 sec. W along a fence distance of 69.66 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence N 64 deg. 49 min. 15 sec. W a distance of 41.65 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence S 89 deg. 48 min. 59 sec. W a distance of 182.96 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", on the East Right-Of-Way of County Highway No. 440; thence S. 29 deg. 42 min. 18 sec. W along the East Right-Of-Way of County Highway No. 440, a distance of 34.60 feet, to a 1/2" rebar found, between two fences; thence N 89 deg. 48 min. 59 sec. E along a line between two fences, a distance of 210.49 feet to a 1/2" rebar found; thence S 06 deg. 31 min. 44 sec. W along a line between two fences, a distance of 165.43 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165", thence N 87 deg. 03 min. 26 sec. E A distance 432.13 feet to the Point of Beginning. The herein described parcel contains 1.814 acres of land.