

20060922000471390 1/1 \$18.50  
Shelby Cnty Judge of Probate, AL  
09/22/2006 10:24:06AM FILED/CERT

Shelby County, AL 09/22/2006  
State of Alabama

Deed Tax: \$7.50

This instrument was prepared by:  
**Wallace, Ellis, Fowler & Head**  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
**Mr. and Mrs. Robert B. Salser**  
90 McClinton Drive  
Vincent, AL 35178

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS**, That in consideration of **SEVEN THOUSAND FIVE HUNDRED AND NO/00 DOLLARS----- (\$7,500.00)**, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Ernest Reynolds and wife, Evelyn V. Reynolds, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Robert B. Salser and wife, Cynthia B. Salser, (herein referred to as grantee, whether one or more)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the SE ¼ of the NW ¼ of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama; thence South 00 deg. 09 min. 36 sec. East, a distance of 308.48 feet to the POINT OF BEGINNING; thence South 00 deg. 12 min. 14 sec. East, a distance of 532.17 feet; thence North 89 deg. 57 min. 55 sec. West, a distance of 835.91 feet; thence North 00 deg. 12 min. 14 sec. West, a distance of 387.87 feet; thence South 89 deg. 57 min. 55 sec. East, a distance of 751.33 feet; thence North 16 deg. 42 min. 29 sec. East, a distance of 105.00 feet; thence North 50 deg. 58 min. 09 sec. East, a distance of 69.36 feet to the POINT OF BEGINNING; being situated in the SE ¼ of the NW ¼ of Section 17, Township 19 South, Range 2 East, Shelby County, Alabama. Said parcel containing 7.63 acres, more or less.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

**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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of September, 2006.

Ernest Reynolds  
Ernest Reynolds

Evelyn V. Reynolds  
Evelyn V. Reynolds

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Ernest Reynolds and Evelyn V. Reynolds, whose names 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 22nd day of September, 2006.

Wallace R. Justice  
Notary Public

My commission expires: 9/12/07