

THIS INSTRUMENT WAS PREPARED BY:
MIKE T. ATCHISON,
ATTORNEY AT LAW
P. O. BOX 822
COLUMBIANA, AL 35051

STATE OF ALABAMA)
SHELBY COUNTY)

AFFIDAVIT

Before me, the undersigned authority, a Notary Public, in and for said County, in said State, personally appeared Frank C. Ellis, who after being by me first duly sworn, deposes, and says on oath as follows:

My name is Frank C. Ellis, and I am a licensed practicing lawyer in Shelby County, Alabama. I was the preparer of that certain deed from SALSER FAMILY LIMITED PARTNERSHIP to NORMA L. SALSER, dated January 17, 2006.

It has come to my attention that the above mentioned deed, in which a copy is attached hereto, was never recorded in the Probate Office of Shelby County, Alabama. I hereby certify the attached copy to be a true copy of the original deed prepared on January 17, 2006.

Further the affiant saith not.



Affiant: Frank C. Ellis

STATE OF ALABAMA
SHELBY COUNTY

Sworn to and subscribed before me, this the 27 day of April, 2007.



Notary Public

My Commission Expires: 01-19-08

This instrument was prepared by:
WALLACE L. ISHLOWLER & HEAD
P. O. Box 58
Columbia, AL 35051

VALUE: _____

SEND TAX NOTICE TO:


Norma L. Salser

200 Highway 408, Lot 6

Shelby, , Alabama 35143

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY


20070524000242400 2/3 \$17.00
Shelby Cnty Judge of Probate, AL
05/24/2007 10:35:16AM FILED/CERT

\$ 5,000.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollar (\$1.00) and other good and valuable consideration to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, **Salser Family Limited Partnership**, an Alabama limited partnership (herein referred to as Grantor), does hereby grant, bargain, sell, and convey unto **Norma L. Salser** (herein referred to as Grantee), the following described real estate, situated in Shelby County, Alabama, to-wit:

Commence at the NE corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence N $0^{\circ} 17' 31''$ W along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 120.00' to the POINT OF BEGINNING; thence N $88^{\circ} 19' 3''$ E a distance of 64.41' to the westerly right-of-way of Shelby County Hwy 447 and a point on a curve to the left having a central angle of $08^{\circ} 06' 37''$ and a radius of 663.47', said curve subtended by a chord bearing S $7^{\circ} 38' 36''$ W and a chord distance of 93.84'; thence along the arc of said curve and along said right-of-way a distance of 93.91'; thence S $3^{\circ} 35' 17''$ W along said right-of-way a distance of 217.22' to a point on a curve to the left having a central angle of $00^{\circ} 45' 03''$ and a radius of 1560.24'; thence along the arc of said curve and along said right-of-way a distance of 20.44'; thence S $74^{\circ} 48' 7''$ W and leaving said right-of-way a distance of 284.55'; thence S $60^{\circ} 30' 28''$ W a distance of 558.71'; thence N $84^{\circ} 40' 44''$ W a distance of 590.66'; thence N $0^{\circ} 4' 59''$ W a distance of 597.38'; thence N $89^{\circ} 36' 37''$ E a distance of 1211.03' to the POINT OF BEGINNING. Said parcel of land contains 16.82 acres, more or less.

Subject to any right-of-way or easements that may be found in Office of the Judge of Probate in Shelby County, Alabama.

According to survey of Rodney Y. Shiflett, Al. Reg. No. 21784, dated April 7, 2003.

Subject to a permanent and perpetual easement and right-of-way for ingress and egress and installation of utilities over and along the existing dirt drive which leads from Shelby County Highway No. 447 in a westerly and southerly direction which is known as Shop Road, including the right to access therefrom two mobiles homes and/or mobile home sites located on the northern portion of parcel being this day conveyed to Jerry L. Salser, which said easement and right-of-way shall be 32 feet in width, the centerline of which shall be the existing center line of said Shop Road.

Also subject to a permanent and perpetual easement and right-of-way for ingress and egress and installation of utilities 32 feet in width leading from the southern boundary line of Shop Road south along Squire Drive to the point of intersection with the northern boundary of property being conveyed to the said Jerry L. Salser, the center line of which is the center line of Squire Drive.

As long as the easements hereinabove described are used by both Jerry L. Salser and Norma L. Salser, each will be responsible for any specific damage which either does to the road and will be responsible for one-half of all reasonable, general maintenance and upkeep of the road, such as grading, filling of potholes and providing chert base thereto.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

Said Grantor does for itself, its successors and assigns, covenant with the said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my hand(s) and seal(s), this 17 day of January, 2006.

SALSER FAMILY LIMITED PARTNERSHIP

By Jerry L. Salser (SEAL)
Jerry L. Salser - General Partner

By Norma L. Salser (SEAL)
Norma L. Salser - Limited Partner

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry L. Salser, whose name as General Partner of Salser Family Limited Partnership, an Alabama limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said Salser Family Limited Partnership.

Given under my hand and official seal, this the 17 day of January, 2006.

Paula Head
Notary Public

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Norma L. Salser, whose name as Limited Partner of Salser Family Limited Partnership, an Alabama limited partnership, is signed to the foregoing instrument and who is known to me, acknowledged before me, on this day, that, being informed of the contents of such instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of said Salser Family Limited Partnership.

Given under my hand and official seal, this the 17 day of January, 2006.

Paula Head
Notary Public