

This instrument prepared by:
JOHN T. NATTER, ESQ.
NATTER & FULMER, P.C.
3800 Colonnade Parkway, Suite 450
Birmingham, Alabama 35243

SEND TAX NOTICE TO:
Adam K. Salser, Sr.
515 Salser Lane
Columbiana, AL 35051

WARRANTY DEED

(Title not searched at request of Grantors.)

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One and no/100 Dollars (\$1.00), and other good and valuable consideration, to the undersigned grantors, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, we, **Lou Ann R. Graves**, a married woman, and **Carolyn Jaye R. Hayes**, a single individual, do grant, bargain, sell and convey unto **Adam K. Salser, Sr.**, the following described real estate, situated in Shelby County, Alabama, to wit:

Commence at the NW corner of the SW ¼ of the SE ¼ of Section 1, Township 20 South, Range 1 West; Thence run N 00-21'16" W for 265.17'; Thence run S 89-39'13" E for 295.54'; Thence run S 00-08'44" W for 997.21' to the point of beginning; Thence continue on the last described course for 79.47' thence run N 75-12'20" E for 50.54'; Thence run N 36-10'14" W for 82.46' to the point of beginning.

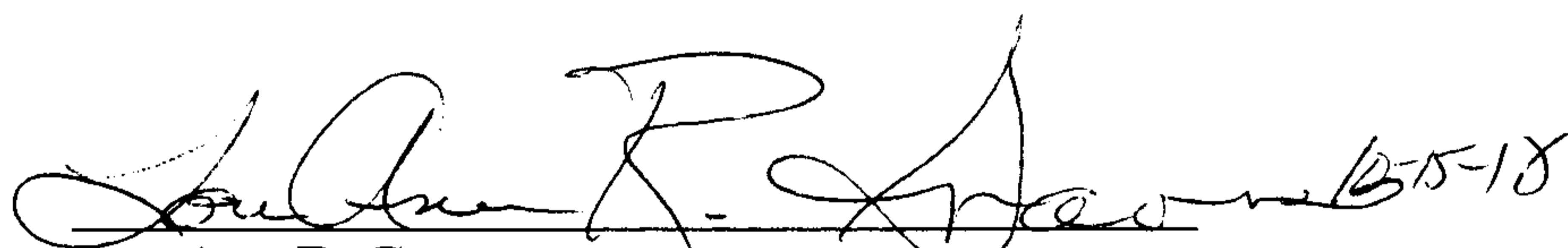
SUBJECT TO: easements, restrictions, right-of-ways, recordings and encumbrances of record.

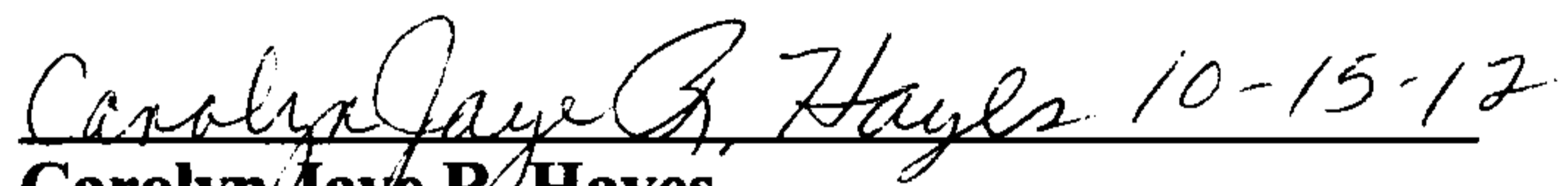
Containing 0.11 acres more or less.
This is not the homestead property of Lou Ann R. Graves.

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

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantee, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are 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 Grantee, his heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 15th day of October, 2012.



Lou Ann R. Graves



Carolyn Jaye R. Hayes

STATE OF ALABAMA)
COUNTY of Shelby)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Lou Ann R. Graves**, a married woman, and **Carolyn Jaye R. Hayes**, a single individual, 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, the same was executed voluntarily on the day the same bears date.

Given under my hand and official seal this the 15th day of Oct, 2012.


20121115000439430 1/2 \$16.00
Shelby Cnty Judge of Probate, AL
11/15/2012 03:51:10 PM FILED/CERT


NOTARY PUBLIC
My Commission expires: 1-19-15

Shelby County, AL 11/15/2012
State of Alabama
Deed Tax: \$1.00

Grantor's Name Carolyn Jaye R. Hayes
Mailing Address 5440 Hickory Ridge Dr, ve Birmingham AL 35242
Low Ann Graves
211 Salser Lane/Columbiana AL- 35051

Grantee's Name Adam K. Salser Sr.
Mailing Address 491 Salser Lane
Columbiana, AL 35051

Property Address Salser Lane

Date of Sale 10-15-12
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 700.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other Based on tax assessment

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10-23-12

Print Carolyn Jaye R. Hayes / Low Ann Graves

Unattested
(verified by)

Sign Carolyn Jaye R. Hayes / Low Ann Graves
(Grantor/Grantee/Owner/Agent) circle one