


**PROPERTY ADDRESS:**

9,753 sq. ft. contiguous to and located  
south of 8586 Chelsea Road  
Columbiana, AL 35051

*[Accuracy of address is not warranted]*

  
20140307000064430 1/5 \$32.50  
Shelby Cnty Judge of Probate, AL  
03/07/2014 02:45:20 PM FILED/CERT

**THIS INSTRUMENT WAS PREPARED BY:**

Walter F. Scott III  
GALLOWAY, SCOTT, MOSS & HANCOCK, LLC  
2200 Woodcrest Place, Suite 310  
Birmingham, AL 35209  
Telephone: (205) 949-5580

**Send Tax Notice To:**

Kenneth B. & Cynthia Ray Salser  
9121 Old Hwy 280  
Chelsea, AL 35043

**STATUTORY WARRANTY DEED**

STATE OF ALABAMA    )  
                                  :  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS:

THAT in consideration of the sum of TWO THOUSAND TWO HUNDRED FIFTY and No/100 (\$2,250.00) DOLLARS (Purchase Price per agreement) in hand paid by the GRANTEE herein, the receipt, adequacy and sufficiency whereof are hereby acknowledged, **ROBERT CHARLES HENDERSON AS PERSONAL REPRESENTATIVE OF THE ESTATE OF MILDRED M. RAY, DECEASED, SHELBY COUNTY, AL PROBATE CASE NO. PR-2010 - 000118** whose mailing address is 302 White Oak Trail, Columbiana, AL 35051; and the following beneficiaries of the before described estate: CYNTHIA RAY SALSER, a married person, whose mailing address is 9121 Old Highway 280, Chelsea, AL 35043; **KAREN RAY HENDERSON**, a married person, whose mailing address is 302 White Oak Trail, Columbiana, AL 35051; **DARRELL ALLEN RAY**, a married person, whose mailing address is 7421 North Classen, Oklahoma City, OK 73116; and **JERRY WAYNE RAY**, a married person, whose mailing address is 8524 Chelsea Road, Columbiana, AL 35051 (the Estate and Beneficiaries, hereinafter collectively referred to as "Grantors"), do hereby grant, bargain, sell and convey unto **KENNETH B. SALSER and wife, CYNTHIA RAY SALSER** whose mailing address is 9121 Old Highway 280, Chelsea, AL 35043 (hereinafter referred to as "Grantees") as joint tenants, with right of survivorship, an undivided one-half (½) interest in the following described real property, located and situated in Shelby County, Alabama, to-wit:

A parcel of land situated in the Northeast quarter of the Southwest quarter of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an iron pin found with a SSI cap locally accepted to be the Southeast corner of said quarter-quarter Section; thence run an assumed bearing of South 88 degrees, 30 minutes, 17 seconds West along the South line of said quarter-quarter Section for a distance of 394.28 feet to a point on the East right of way line of Highway 47; thence run North 07 degrees, 56 minutes, 22 seconds West along said right of way line for a distance of 203.46 feet to a point; thence run North 20 degrees, 08 minutes, 59 seconds West for a distance of 38.90 feet to an iron pin set with a SSI cap at the Point of Beginning; thence continue North 20 degrees, 08 minutes, 59 seconds West for a distance of 62.06 feet to a rebar found; thence run North 69 degrees, 51 minutes, 46 seconds East for a distance of 157.79 feet to a rebar found; thence run South 18 degrees, 59 minutes, 37 seconds East for a distance of 62.07 feet to an iron pin set with a SSI cap; thence run South 69 degrees, 51 minutes, 46 seconds West for a distance of 156.54 feet to the point of beginning; said parcel of land containing 9,753 square feet, more or less.

MILDRED M. RAY was the sole devisee of WILLARD W. RAY, deceased. ELSIE RAY a/k/a ELZIE G. RAY is the surviving grantee of that certain deed recorded in Deed Book 354, Page 942.

NO PART OF THE PROPERTY CONVEYED HEREIN CONSTITUTES THE HOMESTEAD OF THE GRANTORS NOR THE GRANTORS' SPOUSES.

SUBJECT TO:

1. Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Encumbrances, easements, rights of way, and restrictions of record, if any.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with right of survivorship, their heirs, personal representatives 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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

Grantors hereby covenant and agree with Grantees, their heirs, personal representatives and assigns, that Grantors, their heirs, personal representatives and assigns will warrant and defend the above-described property against the lawful claims (unless otherwise noted above) of all persons claiming by, through, or under the Grantors, but not further or otherwise.



IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on this 5th day of March, 2014.

Robert Charles Henderson (SEAL)  
Robert Charles Henderson, as Personal  
Representative of the Estate of Mildred M. Ray,  
deceased, Shelby County, AL Probate Case No.  
PR-2010-000118

Cynthia R. Salser (SEAL)  
Cynthia Ray Salser

Karen Ray Henderson (SEAL)  
Karen Ray Henderson

Darrell Allen Ray (SEAL)  
Darrell Allen Ray

Jerry Wayne Ray (SEAL)  
Jerry Wayne Ray

STATE OF ALABAMA )  
: Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Robert Charles Henderson, whose name as Personal Representative of the Estate of Mildred M. Ray, deceased, Shelby County, AL Probate Case No. PR-2010-000118, 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, he in his capacity as such Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of March, 2014.

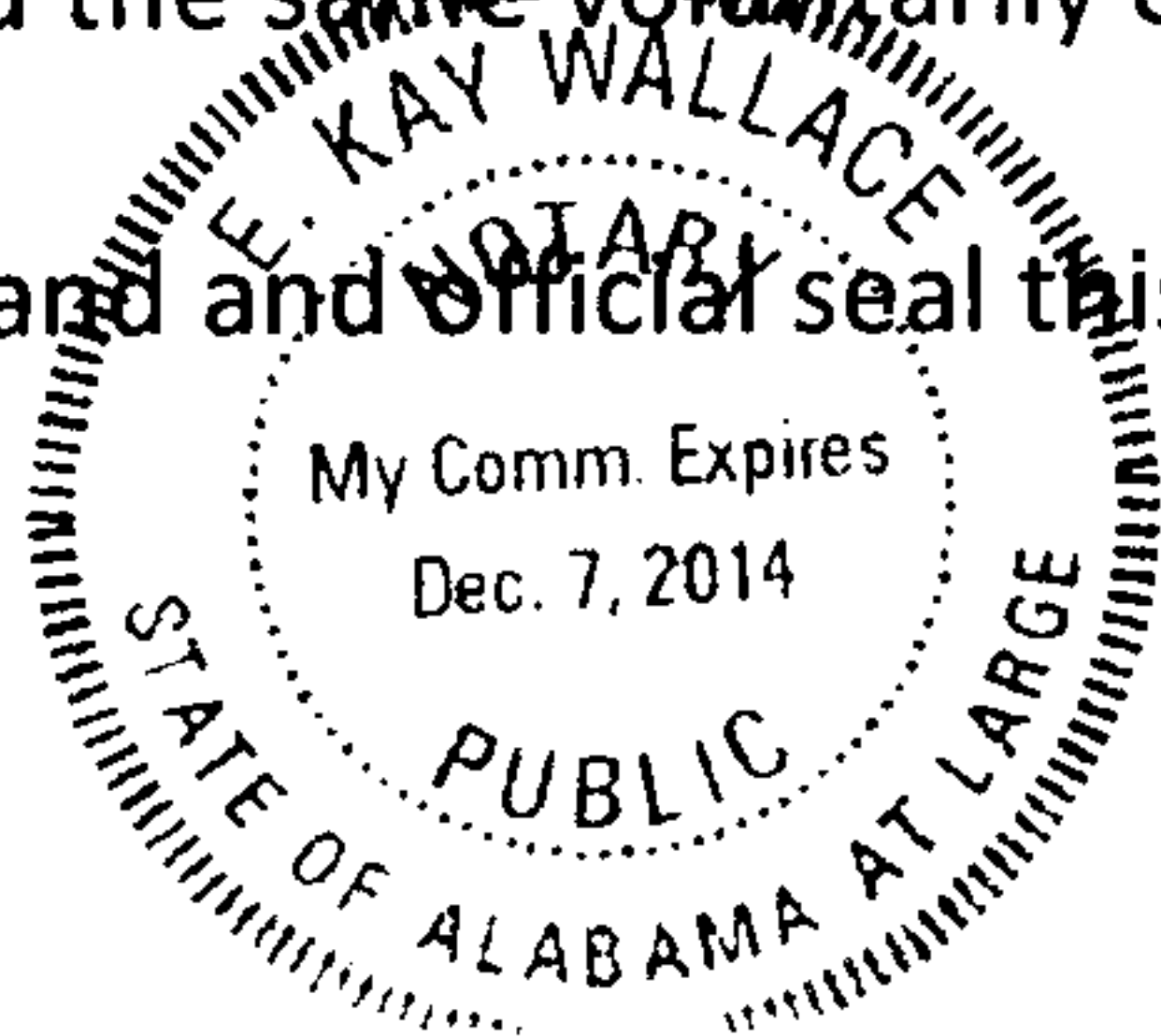


E. Kay Wallace  
NOTARY PUBLIC  
My commission expires: 12/7/14

STATE OF ALABAMA )  
:  
Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Cynthia Ray 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 5th day of March, 2014.

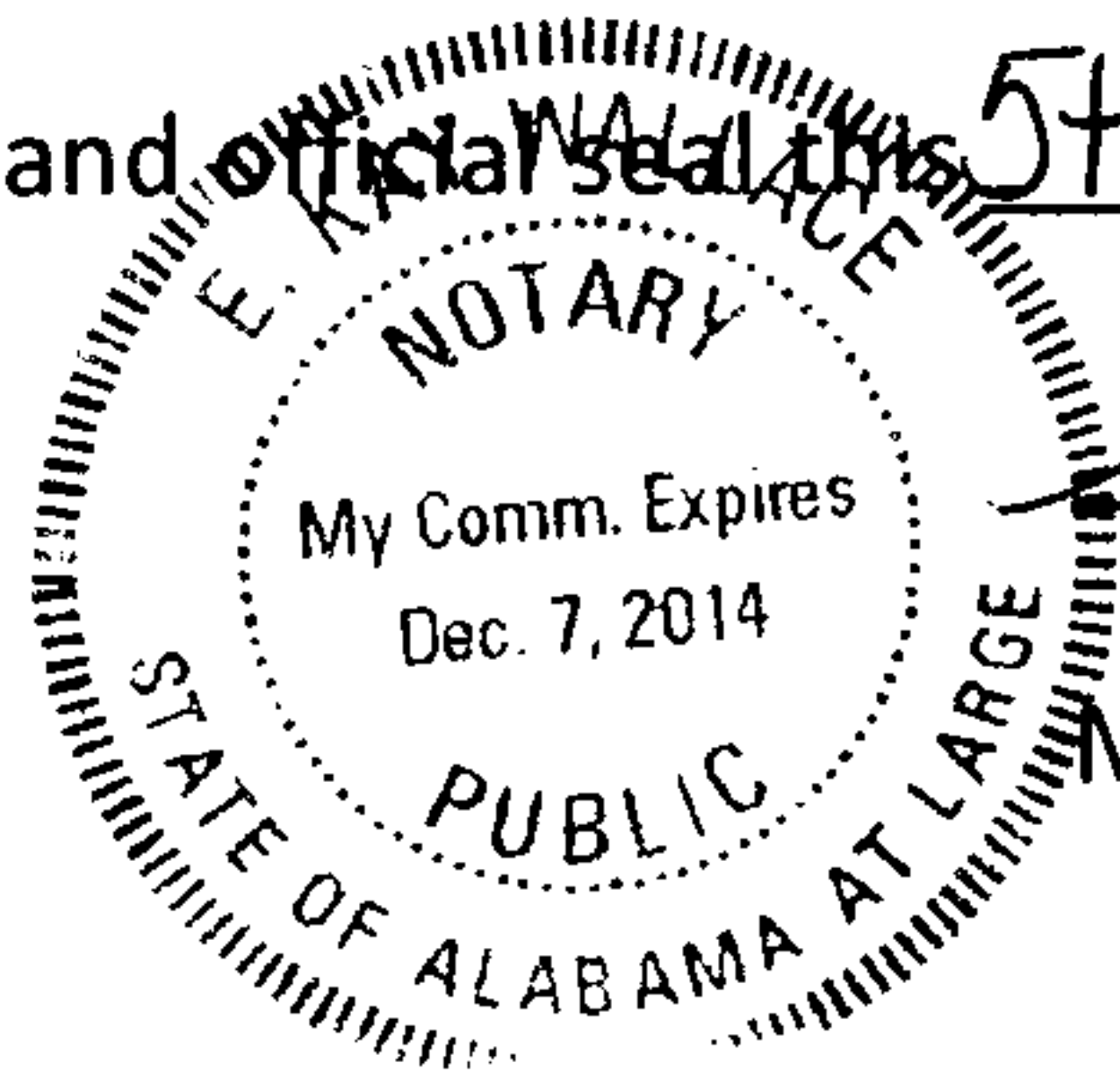


E. Kay Wallace  
NOTARY PUBLIC  
My commission expires: 12/7/14

STATE OF ALABAMA )  
:  
Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Karen Ray Henderson, 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 5th day of March, 2014.

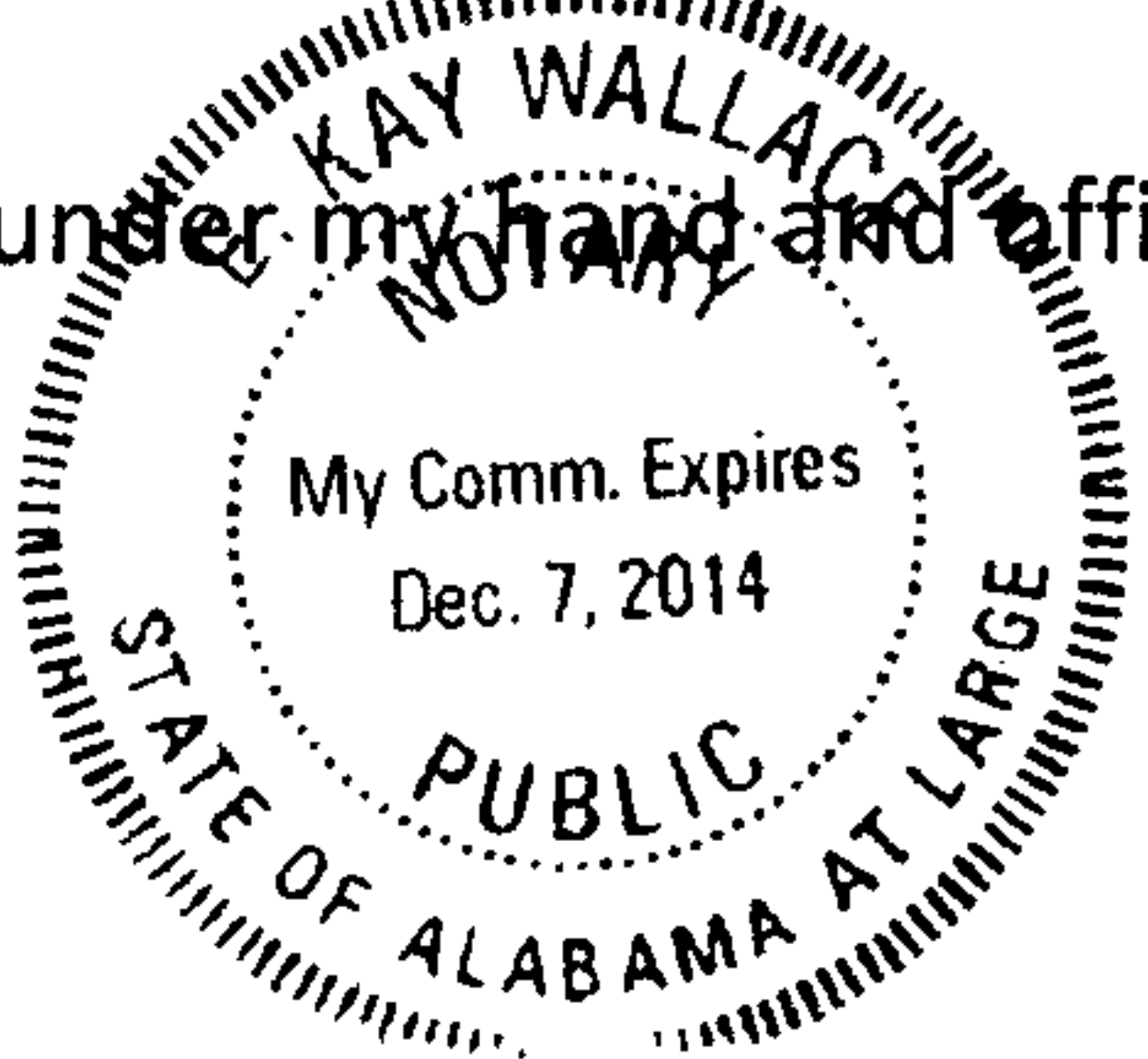


E. Kay Wallace  
NOTARY PUBLIC  
My commission expires: 12/7/14

Alabama  
STATE OF ~~OKLAHOMA~~ )  
:  
Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Darrell Allen Ray, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 2014.

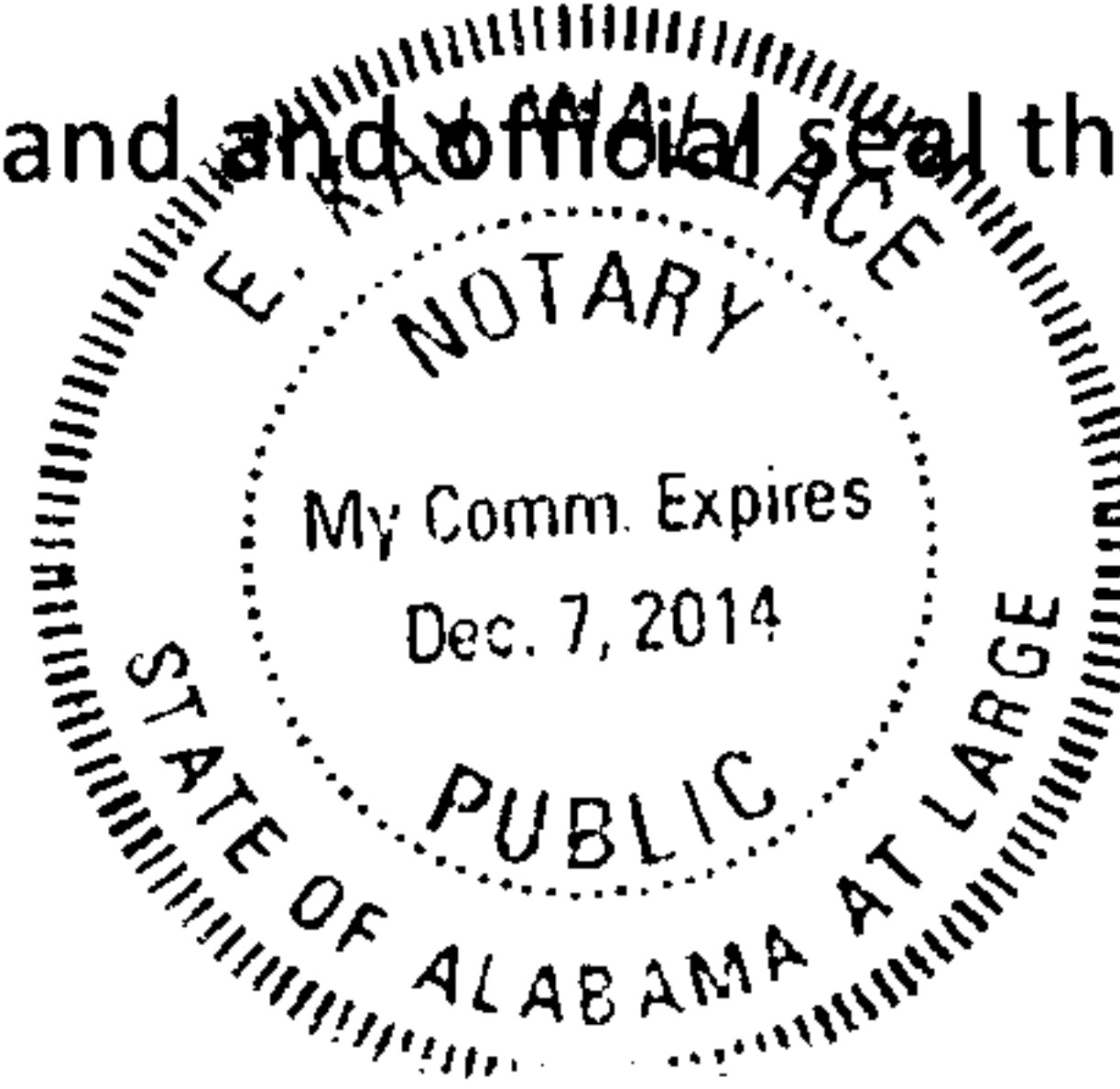


E. Kay Wallace  
NOTARY PUBLIC  
My commission expires: 12/7/14

STATE OF ALABAMA )  
:  
Jefferson COUNTY )

I, the undersigned authority, a Notary Public in and for said County, hereby certify that Jerry Wayne Ray, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5<sup>th</sup> day of March, 2014.



E. Kay Wallace  
NOTARY PUBLIC  
My commission expires: 12/7/14



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