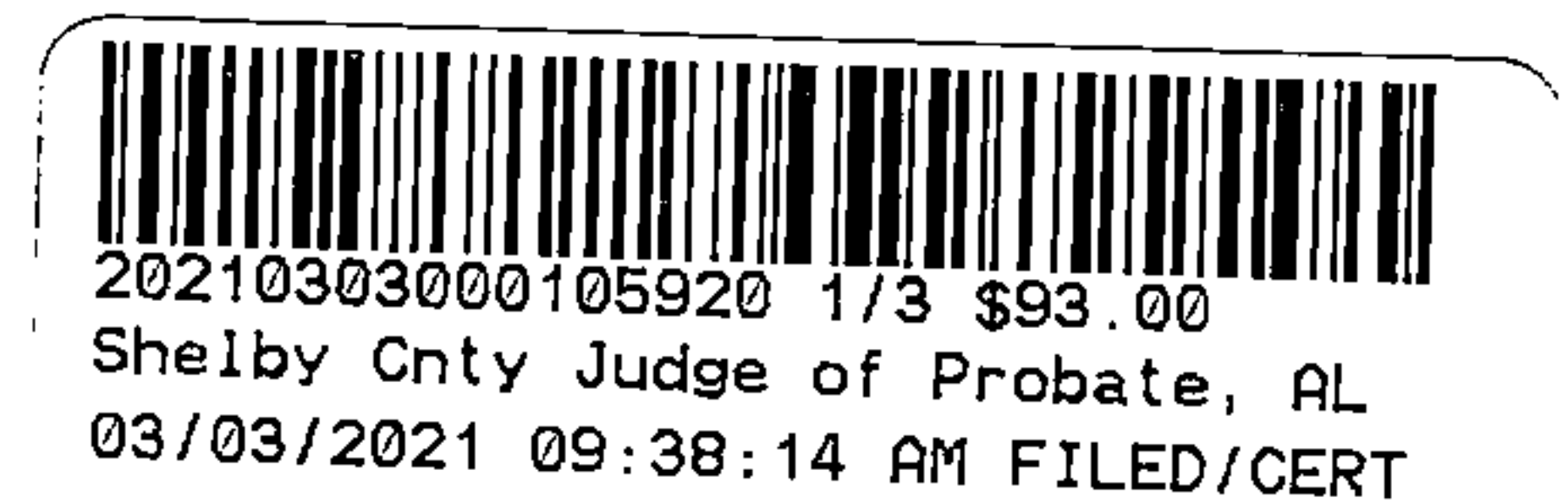


Prepared By:
Janice M. Jacobs
3488 Highway 83
Vincent, AL 35178

Send Tax Notice To:
Robert B. and Cynthia Salser
90 McClinton Drive
Vincent, AL 35178



WARRANTY DEED

STATE OF ALABAMA}
SHELBY COUNTY}

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One and no/100 Dollar 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, I or we,

Roger P. Jacobs and wife, Janice M. Jacobs

(herein referred to as grantor, whether one or more), 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:

at 36969 Highway 25 in Shelby County, Alabama, to wit:

A part of the Northwest Quarter of Northwest Quarter and part of the Northeast Quarter of Northwest Quarter of Section 9, Township 20 South, Range 2 East, more particularly described as follows: Commence at the Southwest corner of the Northeast Quarter of Northwest Quarter of said Section for point of beginning; thence run in an Easterly direction along the Southern boundary of said quarter-quarter Section a distance of 166.79 feet to a point on the Westerly right of way line of Alabama Highway No. 25; thence turn to the left and run in a Northeasterly direction along the Western right of way of said road a distance of 149.76 feet to a point; thence turn to the left an angle of 100 degrees 59 minutes and run Westerly a distance of 195.10 feet to a point on the Western boundary of said quarter-quarter Section; thence continue in the same direction a distance of 200.69 feet to a point; thence turn to the left an angle of 90 degrees 33 minutes and run Southerly a distance of 153.21 feet to a point on the Southern boundary of the Northwest Quarter of the Northwest Quarter of said Section; thence run to the left and run East along the South boundary of said Northwest Quarter of Northwest Quarter a distance of 200.68 feet to the point of beginning.

Subject to:

1. Ad valorem taxes due and payable October 1, 2021 and each subsequent year.
2. Mineral and mining rights not owned by the Grantor herein.

Shelby County, AL 03/03/2021
State of Alabama
Deed Tax: \$65.00

3. Easements, rights of way, deficiencies in quantity of land, discrepancies as to boundary lines, overlaps, etc. which would be disclosed by a true and accurate survey of the property conveyed herein.

4. Transmission line permits to Alabama Power Company as recorded in Deed Book 216, Page 117, and Real Record 148, Page 981, Probate Office, Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Robert B. Salser and wife, Cynthia B. Salser 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 of reversion.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this

30th day of November 2020.



20210303000105920 2/3 \$93.00
Shelby Cnty Judge of Probate, AL
03/03/2021 09:38:14 AM FILED/CERT

Roger P Jacobs
Roger P. Jacobs

Janice M. Jacobs
Janice M. Jacobs

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that

Roger P. Jacobs and wife, Janice M. Jacobs

Whose name(s) are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November A.D. 2020

MY COMMISSION EXPIRES
AUGUST 22ND 2021

Megan Amber Wedge
Notary Public

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Roger P Jacobs + Janice M Jacobs Grantee's Name Robert B Salser +
Mailing Address 120 McClinton Drive Mailing Address Cynthia B Salser
Vincent, AL 35178 90 McClinton Drive
Vincent, AL 35178

Property Address 36969 Highway 25 Date of Sale 11-30-2020
Harpersville, AL
35078

Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 104990.00

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 2-8-21

Unattested

(verified by)

Print Robert B Salser + Cynthia B Salser
Sign Robert B Salser Cynthia B Salser

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210303000105920 3/3 \$93.00
Shelby Cnty Judge of Probate, AL
03/03/2021 09:38:14 AM FILED/CERT