

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

761
Send Tax Notice to:
(Name) Mr. Billy L. Stell
(Address) 1245 8th Ave. S.W.
Albany, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-EIGHT THOUSAND AND NO/100 (\$28,000.00) DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
BESSIE H. FANCHER, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

BILLY L. STELL and wife, FLORA ELOISE STELL

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated
in Shelby County, Alabama to-wit:

Lots 3 and 4, according to Fancher's Subdivision of a portion of the SW 1/4 of NE
1/4 of Section 3, Township 24 North, Range 12 East, according to Map recorded in Map
Book 4 page 31 in the Probate Office of Shelby County, Alabama. Less and except the
South 10 feet of Lot 4 as described in Deed Book 329 page 553; all being situated in
Shelby County, Alabama.

SUBJECT TO:

Public utility easements and right-of-ways servicing said property.
Mineral and mining rights if not owned by Grantor.

\$22,400.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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1. Deed Tax \$ 6.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 9.50

TO HAVE AND TO HOLD to the said GRANTEES 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 for such survivor forever, together with every contingent
remainder and right of reversion.

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

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th
day of January, 19 88.

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 JAN 13 AM 9:47
(Seal) (Seal) (Seal)

Bessie H. Fancher (Seal)
Bessie H. Fancher (Seal)
(Seal)

STATE OF ALABAMA

SHELBY

JUDGE OF PROBATE
COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Bessie H. Fancher, an unmarried woman
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 6th day of January A.D., 19 88

1/25/90

Notary Public