

H38

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
143 Main, P.O. Box 91  
Montevallo, AL 35115-0091

205/665-5102  
205/665-5076

Send Tax Notice to:  
(Name) James E. Fancher  
(Address) 60 Main Street  
Montevallo, AL 35115

MINIMUM VALUE \$1,000.00

WARRANTY DEED

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One (\$1.00) 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,  
CATHERINE FANCHER, an unmarried woman, and JAMES E. FANCHER, an  
unmarried man,  
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

JAMES E. FANCHER

(herein referred to as grantee, whether one or more), the following described real estate, situated in  
Shelby County, Alabama, to-wit:

The north-west one-half of Lot number Forty-four (44) according to the original plan of the Town of Montevallo, Alabama, as the same is recorded in the office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows: The one-half of said Lot which fronts on Broad Street, also known as Main Street, said front being seventy-five feet, the width of said lot, and running back between parallel lines, the uniform width of seventy-five feet to a depth of One Hundred-fifty feet, said parallel lines being perpendicular to said Broad Street, being situated in Shelby County, Alabama.

SEE ATTACHED HEIRSHIP AFFIDAVIT FOR FURTHER INFORMATION REGARDING CONVEYANCE.

BOOK 285 PAGE 971

1. Deed Tax \_\_\_\_\_  
2. Int. Tax \_\_\_\_\_  
3. Recording Fee \_\_\_\_\_  
4. Notary Fee \_\_\_\_\_  
5. No. Tax Fee \_\_\_\_\_  
6. Certified Fee \_\_\_\_\_  
Total \_\_\_\_\_

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
day of April, 19 90

(Seal)

Catherine V. Fancher

(Seal)

Catherine Fancher

(Seal)

(Seal)

James E. Fancher

(Seal)

James E. Fancher

STATE OF ALABAMA  
SHELBY

County }

General Acknowledgment

I, the undersigned a Notary Public in and for said County,  
in said State, hereby certify that Catherine Fancher and James E. Fancher

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 3 day of April, 19 90

MY COMMISSION EXPIRES JAN. 4, 1994

Donald W. Fancher