Renee Benita Fancher This institument was prepared by Sand Tax Notice To: \_ (Name) J. Michael Joiner (Address) PO Box 1012, Alabaster, AL 35007 205 Doyle Drive Montevallo, AL 35115 WARRANTY DEED-STATE OF ALABAMA KNOW ALL MEN BY THESE PRESENTS: Shelby Forty-Nine Thousand Five Hundred and 00/100--(\$49,500)-----to the undersigned granter (whether one or more), in hand paid by the grantee herein, the receipt whereaf is acknowledged. I John G. Bailey and wife, Melody M. Bailey or we. (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unte Renee Benita Fancher, an unmarried woman (herein referred to as grantes, whether one or more), the following described real estate, situated in County, Alabama, to-wit: Shelby Lot 20 according to the survey of the Third Sector of the Residential Subdivision Sunny Dale Estates as recorded in Map Book 7, page 78, in the Probate Office of Shelby County, Alabama. Mineral and Mining rights excepted. \$49,824.00 of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith. NO TAX COLLECTED SIMIL OF ALA, Some of the CERTIFY THIS INSTRUMENT WAS FREED 90 JUN -5 PM 2: 20 JUDGE OF PROBATE 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 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, unicas 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 said GRANTEES, their heirs and assigns forever. against the lawful claims of all persons. IN WITNESS WHEREOF, We have hereunto set OUF hands(s) and seal(s), this ...... John G. Briley Port Melody M. Briles MA 

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I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Melody M. Bailey individually and Melody M. Bailey as Power of Attorney for John G. Bailey, whose names are signed to the foregoing convayance, 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 the 30th day of May, 1990.

Notary Public Comm Exp-11-17-90

90 SEP 24 MM 9: 14 JUDGE OF PROBATE

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County.

STATE OF ALABAMA,

SUITE 950, FARLEY BUILDING 1929 NORTH 3RD AVENUE BIRMINGHAM, ALABAMA 35203 (205) 324-8583 TEWART TITLE OF

RECORD FEE \$

ETURN TO:

BOOK 311 PAGE 06

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