

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 StreetMontevallo, Alabama 35115

MINIMUM VALUE: \$1,000.00

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James E. Fancher, an unmarried man

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

James E. Fancher, an unmarried man; Wanda Gail Harrison, an unmarried woman; and Susan Amanda Harrison, an unmarried woman

(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, 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.

1. Deed Tax	1.00
2. Mtg. Tax	0.00
3. Recording Fee	2.50
4. Indexing Fee	4.00
5. No Tax Fee	0.00
6. Certified Fee	1.00
Total	8.50

BOOK 321 PAGE 244

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 DEC 10 AM 11:14

JUDGE OF PROBATE

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.

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 4TH day of October, 19 90.

WITNESS

Blanche Barnhill (Seal)H A Barnhill (Seal)

(Seal)

James E. Fancher (Seal)

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 James E. Fancher

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 4 day of October A.D., 19 90

1-4-94  
My Commission Expires

Notary Public