

Send Tax Notice to:

THOMAS T. FANCHER, III
120 Indiancreek Drive
Pelham, AL. 35124

This instrument was prepared by

(Name) **HOLLIMAN, SHOCKLEY & KELLY, ATTYS.**
3821 Lorna Road, Suite 110
(Address) **Birmingham, AL. 35244**

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND AND NO/100 (\$117,000.00) DOLLARS

to the undersigned grantor, **TED ALLEN BUILDING CORPORATION** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto
THOMAS T. FANCHER, III and wife, ELIZABETH E. FANCHER

(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 the County of SHELBY, State of ALABAMA, to-wit:

Lot 10, Indian Creek Subdivision, Phase I, as recorded in Map
Book 14, Page 45, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1991 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations,
covenants and conditions of record, if any.

\$105,204.00 of the purchase price of the property described herein
has been paid by the proceeds of a first mortgage loan executed and
recorded simultaneously herewith.

1. Deed Tax	12.00
2. Mfg. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	23.50

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 of such survivor forever, together with every con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances.

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **TED ALLEN**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of October, 19 91.

TED ALLEN BUILDING CORPORATION

ATTEST:

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

By **TED ALLEN** President

STATE OF ALABAMA 91 OCT 23 AM 10:53
COUNTY OF JEFFERSON

I, the undersigned authority
State, hereby certify that **TED ALLEN**
whose name as President of **TED ALLEN BUILDING CORPORATION**
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 18th day of October, 19 91.

My Commission Expires: 3-10-93

James A. Williams
Notary Public