_ JUDGE OF FROMATE-

Value \$6647.00 # 3996

WARRANTY DEED

THIS INDENTURE, made this 1st day of July, 1948, between Otis Fancher and Essie M. Fancher, his wife of Shelby County, State of Alabama, parties of the first part, and Leroy Roberson and Myrtle Ruth Roberson, his wife of Shelby County, State of Alabama, parties of the second part;

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the said parties of the second part, and for other good and valuable considerations, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed to the said parties of the second part, as joint tenants, with the right of survivorship, the following described land, lying and being in the County of Shelby, State of Alabama; to Wit: East half of the Northeast Quarter of Section 35, and the West half of the Northwest Quarter of Section 36 all in Township 20 South, Range 1 East, Huntsville Meridian.

Subject, however, to such reservations, exceptions, easements and right-of-ways upon, across or through the above described land as heretofore have been granted or reserved by the said parties of the first part or their predecessors in title.

The above described land is subject to the following described mortgage(s) or deed (s) to secure debt:

1. That certain mortgage or deed to secure debt to The United States of America executed by Otis Fancher and Essie M. Fancher, his wife dated November 25, 1947, and recorded in Mortgage Book 202 at Page 144 of the Public Record of Shelby County, State of Alabama. and the said parties of the second part, by separate agreement executed as of the date hereof, assume(s) liability for and agree(s) to pay, as part of the consideration of this conveyance, all or a certain specified portion of the indebtedness secured by said mortgage(s) or deed(s) to secure debte

TO HAVE AND TO HOLD to the parties of the second part 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 contingent remainder and right of reversion.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same, except as to the reservations, exceptions, easements and right-of-ways and the mortgage(s) or deed(s) to secure debt to The United States of America, as set forth above, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the said parties of the first part have hereunto set their hand (s) and seal(s) the day and year first above written.

Otis Fancher

(SEAL)

Essie M. Fancher

(SEAL)

Signed, sealed and delivered in the presence of:

SalaLokey

Irene Stinson

THE S TATE OF ALABAMA

SHELBY COUNTY

I, S.A. Lokey, a Notary Public State of Ala. at Large in and for said County, in said State, do hereby certify that Otis Fancher and Essie M. Fancher, his wife, whose names(s) are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the content of the issumment they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this 6 day of July, 1948.

(SEAL)

S.A. Lokey,

Notary Public

My commission/expires: Dec. 11, 1951

I, Sant. Lokey, a Notary Public State of Ala. at Large, in and for said County, in said State, do hereby certify that on the 6 day of July, 1948, came before me the within named Essie M. Fancher, known to me to be the wife of the within named Otis Fancher, who, being examined separate and apart from the husband, touching her signature to the within instrument, acknowledged that she signed the same of her own free will and accord without fear, constraints or threats on the part of the husband.

with the seal, this 6 day of July, 1948.

(SĚAL)

My Commission expires; Dec. 11, 1951

S.A. Lokey,

Notary Public

STATE OF ALABAMA SHELB! COUNTY

. I i ereby certify that \$. 7.00 Privilege Tax has been raid on the within instrument as required by law.

> E. C. WALKER, JUDGE OF PROBATE