

Form 43—WARRANTY DEED.

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The State of Alabama }
SHELBY County }

Know All Men by These Presents, That in consideration of

ONE DOLLAR

DOLLARS

to the undersigned grantor s R.J.Bruner and wife, Ozelle Bruner,

in hand paid by W.T.Fancher and wife, Vera Fancher, share and
share alike,

the receipt whereof is acknowledged we the said R.J.Bruner and wife, Ozelle
Bruner

do grant, bargain, sell and convey unto the said W.T.Fancher and wife, Vera Fancher,
share and share alike,

the following described real estate, to-wit: The Northeast Quarter of the Southwest
Quarter, less three acres in the Southeast corner of said Northeast
Quarter, sold to Duncan and described as follows: Beginning at the
Southeast corner of said Northeast/Quarter of the Southwest Quarter and run
thence West 220 yards; run thence North 65 yards; thence East 220
yards; thence South 65 yards to the point of beginning, also, less
six acres being a strip 66 yards wide across the North side of said
Northeast Quarter of the Southwest Quarter sold to Mulatte, all in
Section 24, Township 18, Range 1 East, containing 31 acres, more or
less.

Also, the West Half of the Southeast Quarter of the Southwest
Quarter of Section 24, Township 18, Range 1 East, containing 20 acres,
more or less.

X Also, the South Half of the Southwest Quarter of the Southwest
Quarter of Section 24, Township 18, Range 1 East, containing 20 acres,
more or less. X

This deed is executed for the purpose of correcting an error
in the description in that certain deed from R.J.Bruner and wife,
Ozelle Bruner to W.T.Fancher and wife, Vera Fancher, dated July 31,
1943, and recorded in Deed Book Vol. 116, on page 331, in the office of
the Judge of Probate of Shelby County, Alabama,

situated in Shelby County, Alabama.

To Have and to Hold, To the said W.T.Fancher and wife, Vera Fancher,
their

heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators,
covenant with the said W.T.Fancher and wife, Vera Fancher, their
heirs and assigns, that lawfully seized in fee simple of said premises;
that they are free from all incumbrances; that we have a good right to
sell and convey the same as aforesaid; that we will, and our heirs, executors
and administrators shall, warrant and defend the same to the said W.T.Fancher and wife, Vera
Fancher, their

heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hand s and seal s, this
day of June,, 19 45.

WITNESSES:

R J Bruner (Seal.)

Ozelle Bruner (Seal.)

(Seal.)

(Seal.)

The State of Alabama }
SHELBY County }

I, H.R. Justice

a. _____ Notary Public _____ in and for said County, in said State,

hereby certify that R.J. Bruner and wife, Ozelle Bruner

whose names are _____ signed to the foregoing conveyance, and who _____ are _____ known

to me, acknowledged before me on this day that, being informed of the contents of this conveyance, _____

they _____ executed the same voluntarily on the day the same bears date.

Given under my hand this 2 day of Aug ~~June~~, A. D. 19 45.

H.R. Justice
Notary Public, Shelby County, Alabama.

The State of Alabama }
_____ County }

I, _____

a. _____ in and for said County, in said State, hereby certify that

_____ subscribing witness to the foregoing conveyance, known

to me, appeared before me this day, and being sworn, stated that _____

_____ the grantor _____ voluntarily

executed the same in _____ presence and in the presence of the other subscribing witness, on the day the

same bears date; that _____ attested the same in the presence of the grantor _____, and of the other

witness, and that such other witness subscribed _____ name as a witness in _____ presence.

Given under my hand this the _____ day of _____, A. D. 19 _____

The State of Alabama }
SHELBY County }

I, H.R. Justice

a. _____ Notary Public _____ in and for said County, in said State, hereby certify that

on the _____ day of June, 19 45, came before me the within named

Ozelle Bruner known to me (or made known to me) to be the wife of the

within named R.J. Bruner who, being examined separate

and apart from the husband touching her signature to the within Deed acknowledged that she

signed the same of her own free will and accord, without fear, constraint or threats on the part of the husband.

In Witness Whereof, I hereunto set my hand this 2nd day of

Aug June, A. D. 19 45. H.R. Justice
Notary Public, Shelby County, Alabama.