

WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP—TITLE/GUARANTEE & TRUST CO., BIRMINGHAM, ALA.

State of Alabama

3245  
KNOW ALL MEN BY THESE PRESENTS,

SHELBY

County

That in consideration of *One dollar and* Love and Affection

DOLLARS

to the undersigned grantor W. T. Fancher and Vera Fancher

in hand paid by Roucien Fancher and wife, Minnie Fancher

the receipt whereof is acknowledged we the said W. T. Fancher and wife, Vera Fancher

do grant, bargain, sell and convey unto the said Roucien Fancher and wife, Minnie Fancher

as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama, to-wit:

A part of the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 24, Township 18 South, Range 1 East, more particularly described as follows: Commencing at the NE corner of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 24, Township 18 Range 1 East and run Westerly along the North boundary of said quarter-quarter section for a distance of 488.43 feet; thence turn an angle of 67 degrees 40 minutes to left and run a distance of 457.95 feet to point of beginning of tract herein described; thence turn an angle of 13 degrees 47 minutes to right for a distance of 210 feet; thence turn an angle of 90 degrees to right and run 315 feet; thence turn an angle of 90 degrees to right and run 210 feet to a point on the South side of Old Montevallo Road; thence turn an angle of 90 degrees to right and run 315 feet to point of beginning, containing 1.52 acres.

TO HAVE AND TO HOLD Unto the said Roucien Fancher and wife, Minnie Fancher

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances.

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

In Witness Whereof, we have hereunto set our hands and seals

this 17<sup>th</sup> day of June, 1958.

WITNESSES:

*Vera Fancher* (Seal.)

Vera Fancher

*W. T. Fancher* (Seal.)

W. T. Fancher

(Seal)

State of ALABAMA

*Shelby* JEFFERSON COUNTY

I, *Loudece Gay*

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

hereby certify that W. T. Fancher and wife, Vera Fancher

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 the conveyance they executed the same voluntarily

on the day the same bears date.

Given under my hand and official seal this 17<sup>th</sup> day of June, 1958.

*Loudece Gay*

Notary Public.

STATE OF ALABAMA, SHELBY COUNTY

I, L. C. Walker, Judge of Probate, hereby certify that the within *deed* was filed for record the *25* day of *June* 19 *58*, at *8* o'clock *P.M.* and recorded in *Deed* Record *193* page *517*, and the Mortgage tax of *.30* has been paid. *L. C. Walker* Judge of Probate