

20197

1000.00

WARRANTY DEED—TITLE GUARANTEE & TRUST CO., BIRMINGHAM, ALABAMA

State of Alabama

Shelby

County

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Dollars and other good and valuable consideration ~~DOLLARS~~

to the undersigned grantor James E. Fancher and wife, Wilma Fancher

in hand paid by Town of Montevallo, Alabama, a municipal corporation,

the receipt whereof is acknowledged we the said

James E. Fancher and wife, Wilma Fancher

do grant, bargain, sell and convey unto the said

Town of Montevallo, Alabama, a municipal corporation, our undivided one-third interest in and to the following described real estate, situated in Shelby County, Alabama, to-wit:

All that portion of the hereinafter described tract situated in Fractional Section 29, Township 22, Range 3 West, except for that portion owned by N. H. Waters, Jr.

Said tract being described as follows:

Commence at the northeast corner of Section 29, Township 22 South, Range 3 West and run in a southerly direction along the east line of said Section 29, a distance of 253.31 feet to point of beginning of tract herein described; thence continue along last stated course a distance of 319.57 feet to southeast corner of Section 29, Township 22 South, Range 3 West; thence continue in a southerly direction in the prolongation of the last stated course a distance of 117.86 feet to a point; thence 90 deg. 00 min. to right and run in a westerly direction 473.09 feet; turn thence an angle of 72 deg. 16 min. 24 sec. to right and run 53.73 feet; thence turn an angle of 17 deg. 43 min. 36 sec. to the right and run 492.35 feet; thence turn angle of 99 deg. 32 min. to right and run 151.76 feet; thence turn an angle of 12 deg. 13 min. to right and run 63.78 feet; thence turn an angle of 14 deg. 36 min. to left and run 100.78 feet; thence turn an angle of 6 deg. 46 min. to right and run 186.01 feet to point of beginning; being a part of Fractional Section 29, Township 22 South, Range 3 West and a part of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 4, Township 24 North, Range 12 East.

STATE OF ALABAMA
SHELBY COUNTY

ACT NO. 769

I hereby certify that no Deed Tax has been collected on this instrument.

Conrad H. Fowler
Judge of Probate

"TAX EXEMPT"

TO HAVE AND TO HOLD, To the said Town of Montevallo, Alabama, a municipal corporation, its successors heirs and assigns forever.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said Town of Montevallo, Alabama, a municipal corporation, its successors 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

Town of Montevallo, Alabama, a municipal corporation, its successors

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

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

this day of April, 1961.

WITNESSES:

LEON FDO. DOMINGUEZ
Notario
C No. 870.381 (OL. A.)

James E. Fancher (Seal.)
James E. Fancher
Wilma Fancher (Seal.)
Wilma Fancher
(Seal.)
(Seal.)

BOOK 219 PAGE 843

11.20

TO

WARRANTY DEED

THIS FORM FROM

TITLE GUARANTEE & TRUST CO. 1.16

TITLE INSURANCE - Abstracts 1.93

TRUSTS

BIRMINGHAM, ALABAMA

305

State of Alabama }
COUNTY

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

heroby cortly that James H. Pancher and wife, Wilma Pancher
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 _____ day of April, 1961.

STATE OF ALA. SHERIFF CO. Notary Public
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/11/61
5/22/61
RECORDED & \$ _____ TAX
& \$ _____ DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad M. Sanders
JUDGE OF PROBATE