

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

State of Alabama

SHELBY

County

2498  
KNOW ALL MEN BY THESE PRESENTS,

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

to the undersigned grantor Catherine V. Fancher, unmarried; and Walter F. Fancher and wife, Bessie H. Fancher

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

the receipt whereof is acknowledged we the said Catherine V. Fancher; and Walter F. Fancher and wife, Bessie H. Fancher

do grant, bargain, sell and convey unto the said

in and to Town of Montevallo, Alabama, a municipal corporation, an undivided two-thirds interest 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 an 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 M. Fowler  
Judge of Probate

"TAX EXEMPT"

TO HAVE AND TO HOLD, To the said Town of Montevallo, Alabama, 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 20th day of June, 1961.

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

RECORDED 2 \$ MTG. TAX

2 \$ DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE

Catherine V. Fancher (Seal.)  
Catherine V. Fancher

Walter F. Fancher (Seal.)  
Walter F. Fancher

Bessie H. Fancher (Seal.)  
Bessie H. Fancher

B (Seal.)

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THIS FORM FROM  
TITLE GUARANTEE & TRUST CO.  
TITLE INSURANCE — ABSTRACTS  
TRUSTS  
BIRMINGHAM, ALABAMA

WARRANTY DEED

TO

State of ALABAMA  
SHELBY COUNTY }

I, R.C. HENDERSON, a Notary Public in and for said County, in said State,

hereby certify that Catherine V. Fancher, unmarried; and Walter F. Fancher and wife, Bessie H. 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 20<sup>th</sup> day of June, 1961.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 4/22 1961

RECORDED & 32 MTG. TAX  
& ✓ DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Conrad M. Fowler  
JUDGE OF PROBATE

R.C. Henderson  
Notary Public