

STATE OF ALABAMA )  
SHELBY COUNTY )

2200

WITNESSETH, that WHEREAS, WALTER F. FANCHER died intestate on July 30, 1964, and

WHEREAS, there has been no administration on his estate, there being no outstanding debts against the said Walter F. Fancher, and

WHEREAS, the parties hereto constitute the next of kin and sole surviving heirs at law of Walter F. Fancher, and

WHEREAS, it is the desire of such heirs that title to the hereinafter described property should vest in the widow of Walter F. Fancher, whose name is Bessie H. Fancher;

NOW, THEREFORE, for and in consideration of the sum of ONE AND NO/100 (\$1.00) DOLLARS, to the undersigned, in hand paid by Bessie H. Fancher, the receipt of which is acknowledged, we the undersigned do bargain, sell, and convey unto the said Bessie H. Fancher, the following described land, to-wit:

That certain lot or parcel of land situated in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 3, Township 24, Range 12 East, more particularly described as follows: Begin at the point where the Eastern boundary of Gardner and Melton Street intersects the Southern boundary of Highway No. 25, and run in an Easterly direction along said Southern boundary a distance of 640 feet; thence, run in a Southerly direction parallel with the said Gardner and Melton Street, a distance of 320 feet to the point of beginning; thence continue in a Southerly direction, and parallel with said Gardner and Melton Street a distance of 430 feet, to the Southern boundary of the said SW $\frac{1}{4}$  of NE $\frac{1}{4}$ ; thence run in a Westerly direction along said Southern boundary of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$  a distance of 300 feet, to an intersection with the Eastern boundary of Middle Street; thence run in a Northerly direction along said Eastern boundary of said Middle Street a distance of 440 feet; thence run in an Easterly direction a distance of 300 feet to the point of beginning. Situated in Shelby County, Alabama.

It is the intention of the undersigned that all interest in the above land which was owned by Walter F. Fancher at the time of his death shall, by these presents, be conveyed to Bessie H. Fancher, without the necessity of any court proceeding, and should for any reason the conveyance herein by Annie Laurie Fancher be held invalid so that some interest in the above land be owned by said Annie Laurie Fancher at the time of her death, undersigned James Edgar Fancher, Mariann Fancher and Catherine Fancher convey to grantee any future interest which they may acquire in said land from the said Annie Laurie Fancher. The purpose of this instrument being to vest in Bessie H. Fancher fee simple title to the above described real estate.

TO HAVE AND TO HOLD to the said BESSIE H. FANCHER, her heirs and assigns forever.

IN WITNESS WHEREOF we have hereunto set our hands and seals this 3<sup>rd</sup> day of February, 1965.

Witness to signature of Annie Laurie Fancher

Witness to signature of Annie Laurie Fancher

Annie Laurie Fancher (SEAL)  
Annie Laurie Fancher  
James Edgar Fancher (SEAL)  
James Edgar Fancher  
Mariann Fancher (SEAL)  
Mariann Fancher  
Catherine Fancher (SEAL)  
Catherine Fancher

BOOK 234 PAGE 403

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that ANNIE LAURIE FANCHER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3rd day of February, 1965.

R. Henderson  
Notary Public

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JAMES EDGAR FANCHER and wife, MARIELA 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 seal this 3rd day of February, 1965.

R. Henderson  
Notary Public

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that CATHERINE FANCHER, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 3rd day of February, 1965.

R. Henderson  
Notary Public

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 2/26 1965  
RECORDED & \$5.00 MTG. TAX  
& \$5.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.  
C. M. J. J. J.  
JUDGE OF PROBATE

BOOK 234 PAGE 404