

This instrument was prepared by

3264

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dora Fancher, a widow

(herein referred to as grantors) do grant, bargain, sell and convey unto

Tucker Johnson and wife, Audrey Johnson

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all my right, title, claim or interest in and to the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the southeast corner of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Township 21 South, Range 4 West, and run North along the East line of said forty 660 feet to point of beginning; thence continue North along said forty line a distance of 103 feet; thence run West 290 feet to Tuscaloosa Road; thence run South 103 feet; thence East 290 feet to the point of beginning, containing one half acre, more or less. Located in SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 28, Township 21 South, Range 4 West, together with all improvements located thereon; subject to existing easement for power and light lines and poles, situated in Shelby County, Alabama

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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, I have hereunto set my hand(s) and seal(s), this 31st day of March, 1967.

WITNESS my hand and seal this 31st day of March, 1967.

Dora Fancher (Seal)
(Dora Fancher)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dora 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 official seal this 31st day of March, A. D., 1967.

Notary Public.

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