

This instrument was prepared by

397

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 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 ONE HUNDRED DOLLARS and other good and valuable consideration DOLLARS

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

Clyde C. Fancher and wife, Beulah Fancher

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

Billy E. Farmer and wife, Mary F. Farmer

(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, the following described real estate situated

in Shelby County, Alabama to-wit:

The S $\frac{1}{4}$  of the S $\frac{1}{4}$  of Section 21, Township 20, Range 1 East, except those portions of said  $\frac{1}{4}$   $\frac{1}{4}$  Section which have been previously sold and which are now owned by grantees herein, and except that portion thereof in the SE corner which is owned by Earl Morris and wife, Mary Morris.

There is reserved in favor of the grantors herein, or the survivor of them, a life estate in the house situated on the above described property and one acre in a square, the center of said one acre being the center of said house.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
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REC. BK. & PAGE AS SHOWN ABOVE  
C. J. Fancher  
JUDGE OF PROBATE

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, we have hereunto set our hand(s) and seal(s), this 13th day of June, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Clyde C. Fancher (Seal)

Beulah Fancher (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clyde C. Fancher and wife, Beulah 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 13th day of June, A. D., 1969.

Notary Public.

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