

This instrument was prepared by

3052

(Name) E. L. Swint, Attorney at Law

(Address) 17 North 26th St. Leeds, 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 dollar and other good and valuable considerations DOLLARS

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

Roucien L. Fancher and wife, Minnie Fancher

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

Jack G. Pope and wife, Florence M. Pope

(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:

Commence on the North line of the old Montevallo Road where the same crosses the East Line of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 24, Township 18, Range 1 East and run North along the East line of said forty (40) acres 330 feet for a POINT OF BEGINNING. Thence continue North along the East line of said forty (40) 510 feet to the Southeast line of Everett Churchwell property, Thence 90 degrees along the South line of said Churchwell property and parallel with the North line of said Forty (40) acres approximately 390 feet, thence in a Southerly direction parallel with Sterrett Road approximately 210 feet to the North line of old Montevallo Road, thence in a Southeasterly direction along the North line of old Montevallo Road approximately 612 feet to the POINT OF BEGINNING. Being situated in Shelby County, Alabama and containing approximately seven ( 7 ) acres more or less.

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 4th day of March, 1970

STATE OF ALABAMA  
SHELBY COUNTY  
WITNESS  
JUDGE OF PROBATE  
U.C.C. FILE NUMBER  
REC. BK. & PAGE AS SHOWN  
INSTRUMENT NO.  
1970 APR 30 PM 1  
1970 APR 30 PM 1  
(Seal)  
(Seal)  
(Seal)

Roucien L. Fancher (Seal)  
Minnie Fancher (Seal)  
(Seal)

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STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, Eldred L. Swint a Notary Public in and for said County, in said State, hereby certify that Roucien L. Fancher and wife, Minnie Fancher whose name 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 4th day of March, A. D., 1970

Eldred L. Swint  
Notary Public.