

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-27, Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Hundred and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Bessie H. Fancher, a widow

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Bennett Albrechts Realty Company

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 9 and 10 Fancher's Subdivision, being a portion of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 3, Township 24, Range 12 East according to map of said subdivision as recorded in Map Book 4 page 31 in the Probate Office of Shelby County, Alabama.

STATE OF ALABAMA
SHELBY COUNTY
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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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 hands(s) and seal(s), this 14th day of March, 1970.

John B. Hawes (Seal)

Bessie H. Fancher (Seal)
Bessie H. Fancher

(Seal)

(Seal)

(Seal)

(Seal)

FLORIDA
STATE OF ~~ALABAMA~~
COUNTY

General Acknowledgment

Malcolm P. Mac Calumy, a Notary Public in and for said County, in said State, hereby certify that Bessie H. Fancher, a widow 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 7th day of March, A.D., 1970.

Malcolm P. Mac Calumy
Notary Public
MY COMMISSION EXPIRES FEB. 7, 1971
BONDED THROUGH FRED W. L. ESTELLE JR.

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