

This instrument was prepared by

(Name) **WALLACE AND ELLIS**

(Address) **COLUMBIANA, ALABAMA**

Form 1-1-5 Rev. 1-68

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 **THREE THOUSAND AND NO/100 (\$3,000.00)** DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **Burl Lewis Harless, otherwise known as B. L. Harless and wife, Tabitha Elizabeth Harless** (herein referred to as grantors) do grant, bargain, sell and convey unto

Cecil Edwin Fancher and wife, Dorothy Elizabeth Fancher

(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:

Begin at the northwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, Township 21 South, Range 3 West and run east along the north boundary line of said quarter-quarter section line a distance of 1380.49 feet to a point, thence turn an angle of 94 deg. 12 min. to the right and run a distance of 210.0 feet to a point; thence turn an angle of 85 deg. 48 min. to the right and run west and parallel to the said north boundary line a distance of 300.0 feet to a point; thence turn an angle of 90 deg. 50 min. to the left and run south and parallel to the west boundary line of said quarter-quarter section a distance of 110.0 feet to a point; thence turn an angle of 90 deg. 50 min. to the right and run westerly and parallel to the north boundary line of said quarter-quarter section a distance of 1068.12 feet to a point on the west boundary line of said quarter-quarter section line; thence turn an angle of 89 deg. 10 min. to the right and run a distance of 349.44 feet to the point of beginning.

Said parcel of land is located in the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 26, Township 21 South, Range 3 West and contains 10 acres, more or less.

STATE OF ALABAMA
SHELBY COUNTY
WITNESS THIS
RECEIVED
12/30/70
U.C.C. FILE NUMBER
REC. BK. & PAGE AS SHOWN
CONTRACT NUMBER
JUDGE OF PEACE

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 ²⁸
day of **December**, 19 **70**.

WITNESS:

Lance Fancher (Seal)

Nancy Fancher (Seal)

.....(Seal)

B. L. X. Harless (Seal)

Mark

Tabitha Elizabeth Harless (Seal)

.....(Seal)

STATE OF ALABAMA
SHELBY COUNTY, COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Burl Lewis Harless and wife, Tabitha Elizabeth Harless**, whose name **are** signed to the foregoing conveyance, and who **is** known to me, acknowledged before me this day, that, being informed of the contents of the conveyance **they** executed the same voluntarily the day the same bears date.

Given under my hand and official seal this **28** day of **December**, A.D. **1970**

Nancy Fancher
Notary Public