

See Mtg 316 - 804

7500

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW 2470

(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 Eighteen Thousand and No/100 (\$18,000.00)----- DOLLARS

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

Houston Fancher and Liddy W. Fancher
(herein referred to as grantors) do grant, bargain, sell and convey unto

John O. Edwards and wife, Jeanne R. Edwards
(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 West Half of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, and the South 30 acres of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, all in Section 4, Township 21 South, Range 1 East, excepting highway right of way.

Subject to transmission line permit to Alabama Power Company.

Subject to purchase money mortgage of this same date from the grantees, John O. Edwards and wife, Jeanne R. Edwards to Houston Fancher or Liddy W. Fancher in the amount of Ten Thousand Five Hundred and No/100 Dollars.

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Shelby Cnty Judge of Probate, AL
04/09/1971 12:00:00 AM FILED/CERT

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SHELBY COUNTY, ALA
CLERK OF COURTS

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 9th day of April, 1971.

WITNESS:
_____(Seal) Houston Fancher (Seal)
_____(Seal) Liddy W. Fancher (Seal)
_____(Seal) _____ (Seal)

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STATE OF ALABAMA }
SHELBY COUNTY }

General Acknowledgment

the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Houston Fancher and Liddy W. Fancher whose name s 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 9th day of April, A. D., 1971

Mary D. Thompson
Notary Public.