

(Name) Harrison and Conwill  
Attorneys at Law  
(Address) Columbiana, Alabama 35051

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

5201



19750612000028530 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
06/12/1975 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Thousand and no/100 Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, W. T. Fancher and wife, Vera Fancher; and Roucien L. Fancher and wife, Minnie Fancher

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

E. David Bates, III

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

Part of the NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 24, Township 18 South, Range 1 East, Shelby County, Alabama, said part being more particularly described as follows:  
Beginning at the southwest corner of said NE $\frac{1}{4}$  of SW $\frac{1}{4}$ , run thence north along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section for a distance of 1097.01 feet; thence turn an angle to the right of 87 deg. 47 min. and run easterly for a distance of 380.38 feet to a point on the southwest right-of-way line of Old Montevallo Road; thence turn an angle to the right of 42 deg. 26 min. and run southeasterly along said road right-of-way line for a distance of 286.64 feet; thence turn an angle to the left of 3 deg. 44 min. and run southeasterly along said road right-of-way line for a distance of 442.80 feet; thence turn an angle to the right of 37 deg. 11 min. and run southeasterly for a distance of 219.23 feet; thence turn an angle to the right of 58 deg. 24 min. and run southwesterly for a distance of 261.40 feet; thence turn an angle to the right of 49 deg. 19 min. and run westerly for a distance of 215.40 feet; thence turn an angle to the left of 97 deg. 34 min. and run southerly for a distance of 260.88 feet; thence turn an angle to the right of 95 deg. 46 min. and run westerly for a distance of 654.39 feet to the point of beginning; containing 19.373 acres, more or less.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 10th day of June, 1975

W. T. Fancher (SEAL)  
W. T. Fancher

Roucien L. Fancher (SEAL)  
Roucien L. Fancher

Vera Fancher (SEAL)  
Vera Fancher

Minnie Fancher (SEAL)  
Minnie Fancher

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, Alison H. Turner, a Notary Public in and for said County, in said State, hereby certify that W. T. Fancher and wife, Vera Fancher; and Roucien L. Fancher and wife, Minnie 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 10th day of June, A.D. 1975.

Alison H. Turner  
Notary Public  
My Commission Expires April 9, 1978

1975 JUN 12 PM 2:33  
JUDGE OF PROBATE  
SHELBY CO.  
THIS INSTRUMENT WAS FILED  
JUL 1 1975

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