

This instrument was prepared by  
✓ **Mitchell A. Spears**  
ATTORNEY AT LAW  
143 Main, P.O. Box 91  
Montevallo, AL 35115-0091

205/665-5102  
205/665-5076

15  
Send Tax Notice to:

(Name) Timmy Wyatt  
(Address) 34 Horton Loop  
Calera, AL 35040

**WARRANTY DEED**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ELEVEN THOUSAND FIVE HUNDRED AND 00/100 ---- (\$11,500.00) ----- DOLLARS

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

**JOE H. FANCHER and wife, LILLIE ANN FANCHER**

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

**TIMMY WYATT**

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREWITH,  
AS THOUGH FULLY SET OUT HEREIN.

BOOK 386 PAGE 503

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 30th  
day of January, 19 92

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Joe H. Fancher (Seal)  
**JOE H. FANCHER**  
Lillie Ann Fancher (Seal)  
**LILLIE ANN FANCHER**  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA  
SHELBY

County }

General Acknowledgment

I, the undersigned authority  
in said State, hereby certify that

a Notary Public in and for said County,  
**Joe H. Fancher and wife, Lillie Ann Fancher**

whose name(s) 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30th day of January, 19 92

EXHIBIT "A"

A part of Lot 14, Block 2, in the Town of Wilton, Alabama, formerly called "Birmingham Junction" according to a map recorded in Deed 14 page 239 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama and more particularly described as follows:

Commence at a railroad spike set at the point of intersection with the centerline of Shelby County Road No. 8, and the centerline of Old Montgomery Road, said point being the accepted SE corner of the NE 1/4 of the SE 1/4 of Section 8, Township 24 North, Range 12 East, Shelby County, Alabama; and run Westerly along the centerline of said County Road No. 8 for a distance of 458.5 feet to a point; thence right 129 deg. 19 min. and run Northeasterly for a distance of 31.02 feet to a point of intersection with the Northerly right of way line of said County Road No. 8; thence right 53 deg. 41 min. and run Easterly for a distance of 18.61 feet to the point of beginning; thence continue Northeasterly along said road right of way line for a deed distance of 134.00 feet; thence left 80 deg. 19 min. and run Northwesterly for a deed distance of 55.0 feet; thence left 90 deg. 57 min. and run Southwesterly for a deed distance of 94.0 feet; thence left 62 deg. 25 min. and run Southeasterly for a deed distance of 85.0 feet to point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF GRANTORS HEREIN, EXECUTED ON EVEN DATE HEREWITH, IN THE SUM OF \$9,000.00.

Property taxes for 1992 and subsequent years.

Mineral and mining rights are not insured.

Right of Way granted to Shelby County as recorded in Deed Book 74 page 61 in Probate Office.

Subject to rights of E. T. V. & G. Railroad Co. as set out in Deed from Hardie Joseph as recorded in Deed Book 14 page 509 in Probate Office.

Location of joint driveway as shown on survey by W. M. Varnon, dated January 25, 1992.

Dated: January 30, 1992

Joe H. Fancher  
Joe H. Fancher

Lillie Ann Fancher  
Lillie Ann Fancher

STATE OF ALA. SHERIFF  
I CERTIFY THIS  
DOCUMENT WAS FILED

92 FEB -3 AM 8:46

JUDGE OF PROBATE

1. Deed Tax	\$ 2.50
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 2.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 11.50