

This instrument is being re-recorded to add the legal description of the property being conveyed.


20020830000415740 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
08/30/2002 10:05:00 FILED/CERTIFIED

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Danny W. Fancher and Pamela J. Fancher  
5995 Highway 10  
Montevallo, Alabama 35115

STATE OF ALABAMA  
COUNTY OF SHELBY

  
20021022000517800 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
10/22/2002 08:33:00 FILED/CERTIFIED

Know All Men by These Presents: That in consideration of **Seventy nine thousand five hundred and no/100 (\$79,500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Billy G. Allen, a married man and Patricia Ann Goree, an unmarried woman, being the only heirs at law of Dessie Glenn Allen having died on or about February 8, 2002** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Danny W. Fancher and Pamela J. Fancher** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Mineral and mining rights excepted.

\$69,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

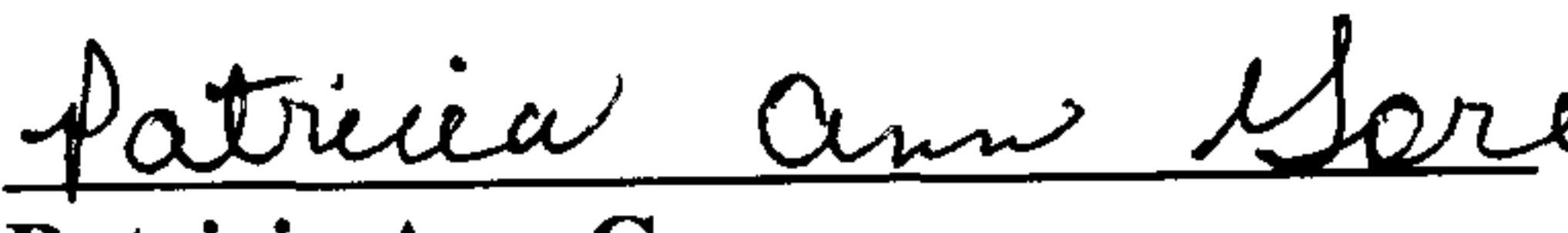
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that 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 23<sup>rd</sup> day of August, 2002.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Billy G. Allen (Seal)

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Patricia Ann Goree (Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Billy G. Allen, a married man and Patricia Ann Goree, an unmarried woman**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23<sup>rd</sup> day of August, 2002.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 02-25-05

## EXHIBIT "A" LEGAL DESCRIPTION

Beginning at the Southwest corner of the Southeast quarter of the Northwest quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama and run thence North 01 degrees 23 minutes 34 seconds West along the West line of said quarter-quarter a distance of 902.00 feet to a found iron pipe corner on the Southerly margin of Shelby County Highway No. 10; thence run South 73 degrees 36 minutes 14 seconds East along said margin of said highway a distance of 150.64 feet to a set rebar corner; thence South 04 degrees 20 minutes 05 seconds West a distance of 128.36 feet to a set rebar corner; thence run South 88 degrees 57 minutes 54 seconds East a distance of 14.00 feet to a set rebar corner; thence run South 01 degrees 02 minutes 14 seconds West a distance of 730.33 feet to a set rebar corner on the South line of same said quarter-quarter Section; thence run South 89 degrees 43 minutes 32 seconds West along said quarter-quarter line a distance of 157.51 feet to the point of beginning.